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03/09/2020 10:40:22 AM
CORDEED 1/8

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THE GRANTEE
TO READ AS JEFFREY S. REASE and LESA HYMEL REASE AS THE GRANTEE
ERRONEOUSLY READS EDNA M. REASE IN A WARRANTY DEED RECORDED 01/13/2020
UNDER INSTRUMENT NUMBER 20200113000018170 IN THE OFFICIAL RECORDS OF SHELBY
COUNTY, ALABAMA.

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 10th day of February, 2020, by and between
JEFFREY S. REASE and LESA HYMEL REASE, HUSBAND AND WIFE and EDNA M. REASE,
AN UNMARRIED WOMAN, FOR AND DURING THEIR JOINT LIVES AND UPON THE
DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM, a mailing address of 1009
FAIRFIELD LN, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and **JEFFREY S.**
REASE and LESA HYMEL REASE, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT
LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM, a
mailing address of 1009 FAIRFIELD LN, BIRMINGHAM, AL 35242, hereinafter referred to as
Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100
(\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby
acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these
presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described
real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 1009 FAIRFIELD LN., BIRMINGHAM, AL 35242

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations
of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

WHEREAS, the above-described property is presently mortgaged to FAIRWAY INDEPENDENT MORTGAGE CORPORATION to secure the payment of an original obligation in the principal sum of \$135,000.00 contracted by the GRANTOR from the aforementioned mortgagee under the terms and conditions set forth in an instrument of mortgage, executed on 5/2/2017 and recorded under Instrument No.: 20170503000153630.

WHEREAS, the GRANTOR has offered to sell and the GRANTEE has agreed to buy the above-described parcels of land with all the improvements thereon for the total price of \$10.00 payable in the manner and form set forth hereinbelow:

NOW, THEREFORE, for and in consideration of the sum of \$10.00, the said GRANTOR does hereby sell, transfer and convey, in a manner absolute and irrevocable, unto the GRANTEE, their heirs and assigns the real property above described together with all the improvements existing thereon, free and clear of all liens and encumbrances excepting the mortgagee as may be subsisting in favor of FAIRWAY INDEPENDENT MORTGAGE CORPORATION; and

The GRANTEE does hereby accept this sale and binds themselves to assume as they hereby assume the payment of the unpaid balance of the mortgage in indebtedness of the GRANTOR amounting to \$129,209.82 as of this date in favor of the aforementioned mortgagee and does hereby further agree to be bound by the precise terms and conditions therein contained.

The SELLER shall secure the approval of the Mortgagee to the assumption by the BUYER of the mortgages over the subject parcels of land.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

****This space intentionally left blank**.**

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 10th day of February, 2020.

GRANTOR:

Jeffrey S. Rease
JEFFREY S. REASE

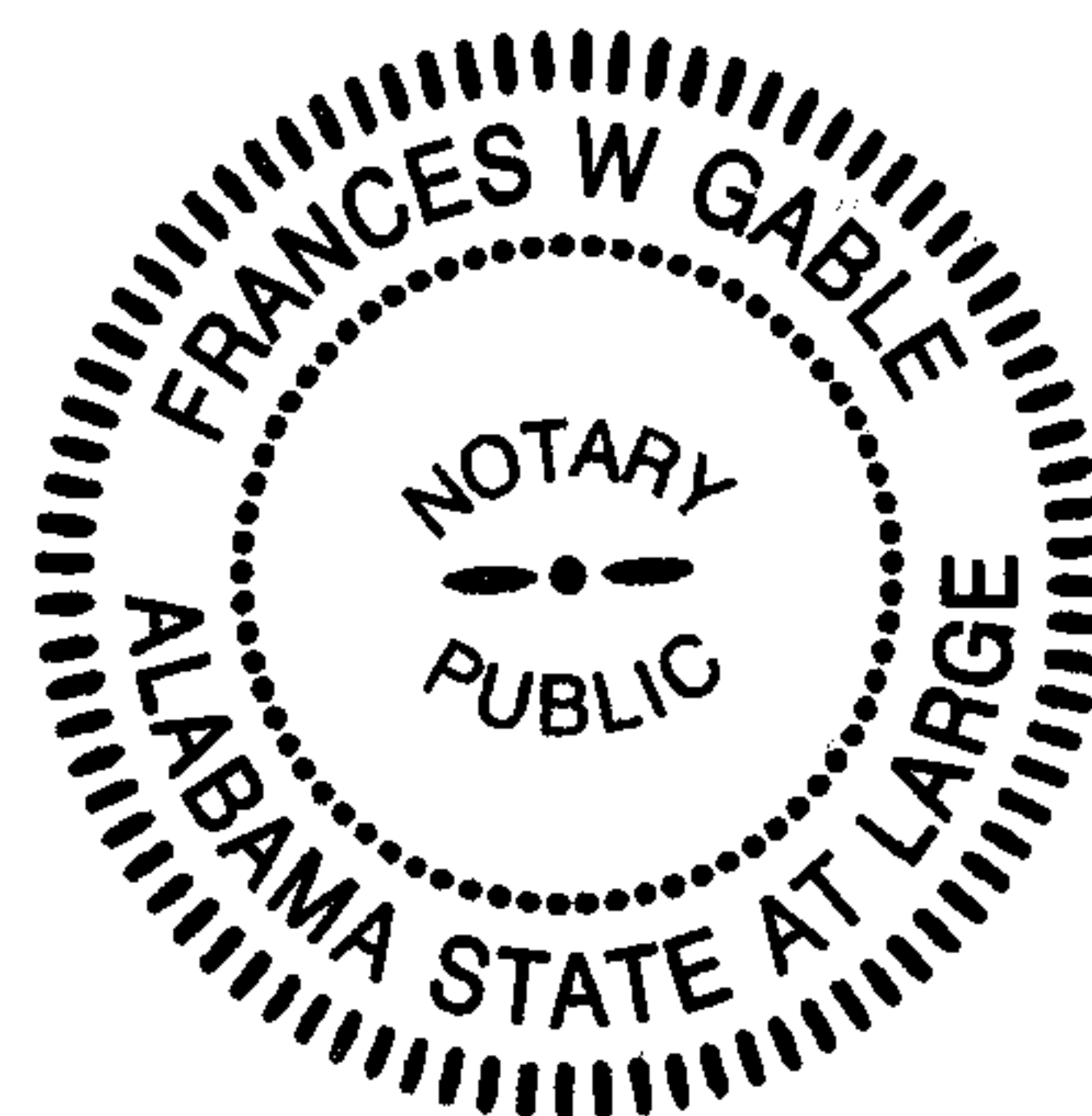
Lesa Hymel Rease
LESA HYMEL REASE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **JEFFREY S. REASE and LESA HYMEL REASE**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10th day of February, 2020.

Frances W. Gable
NOTARY PUBLIC
My commission expires: April 29, 2023



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 10th day of February, 2020.

GRANTOR:

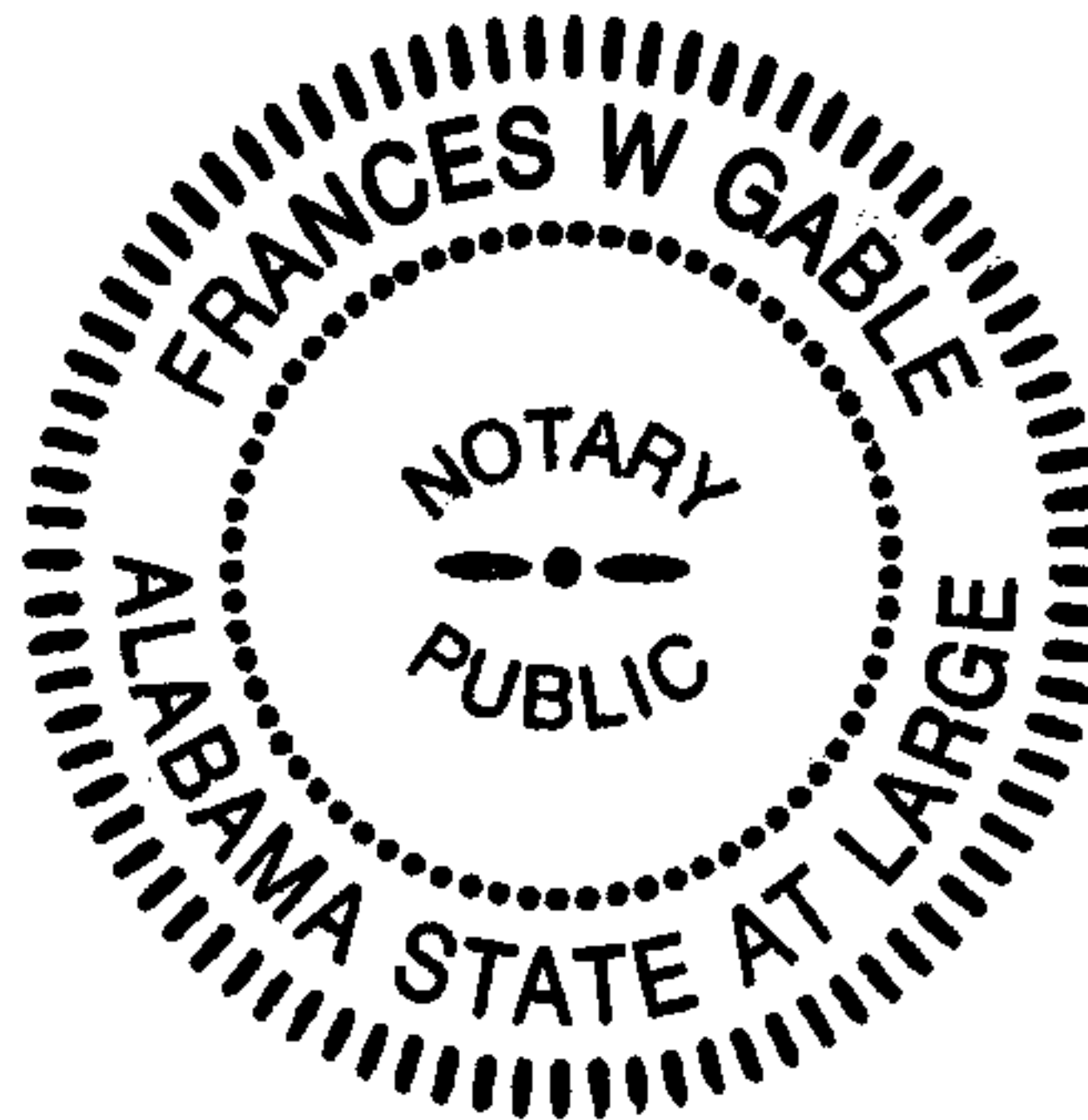
Edna M. Rease
EDNA M. REASE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **EDNA M. REASE**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10th day of February, 2020.

Frances W. Gable
NOTARY PUBLIC
My commission expires: April 29, 2023



ACCEPTANCE OF GRANTEE

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 10th
day of February, 2020.

GRANTEE:

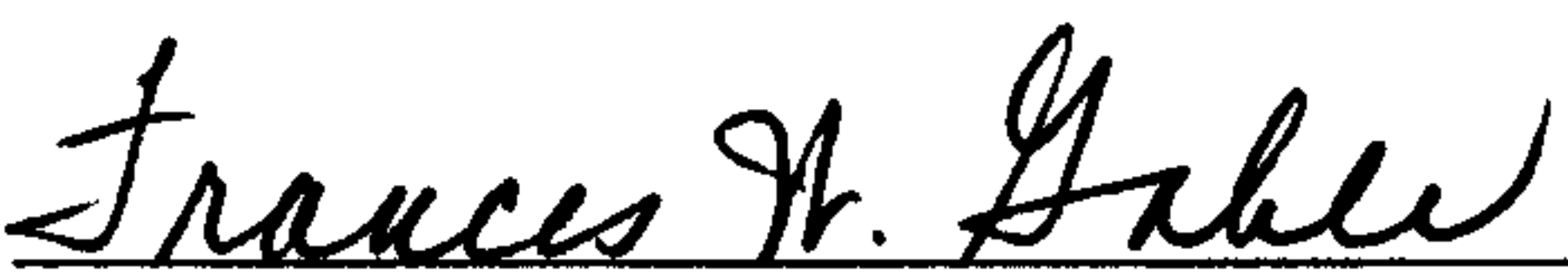

JEFFREY S. REASE

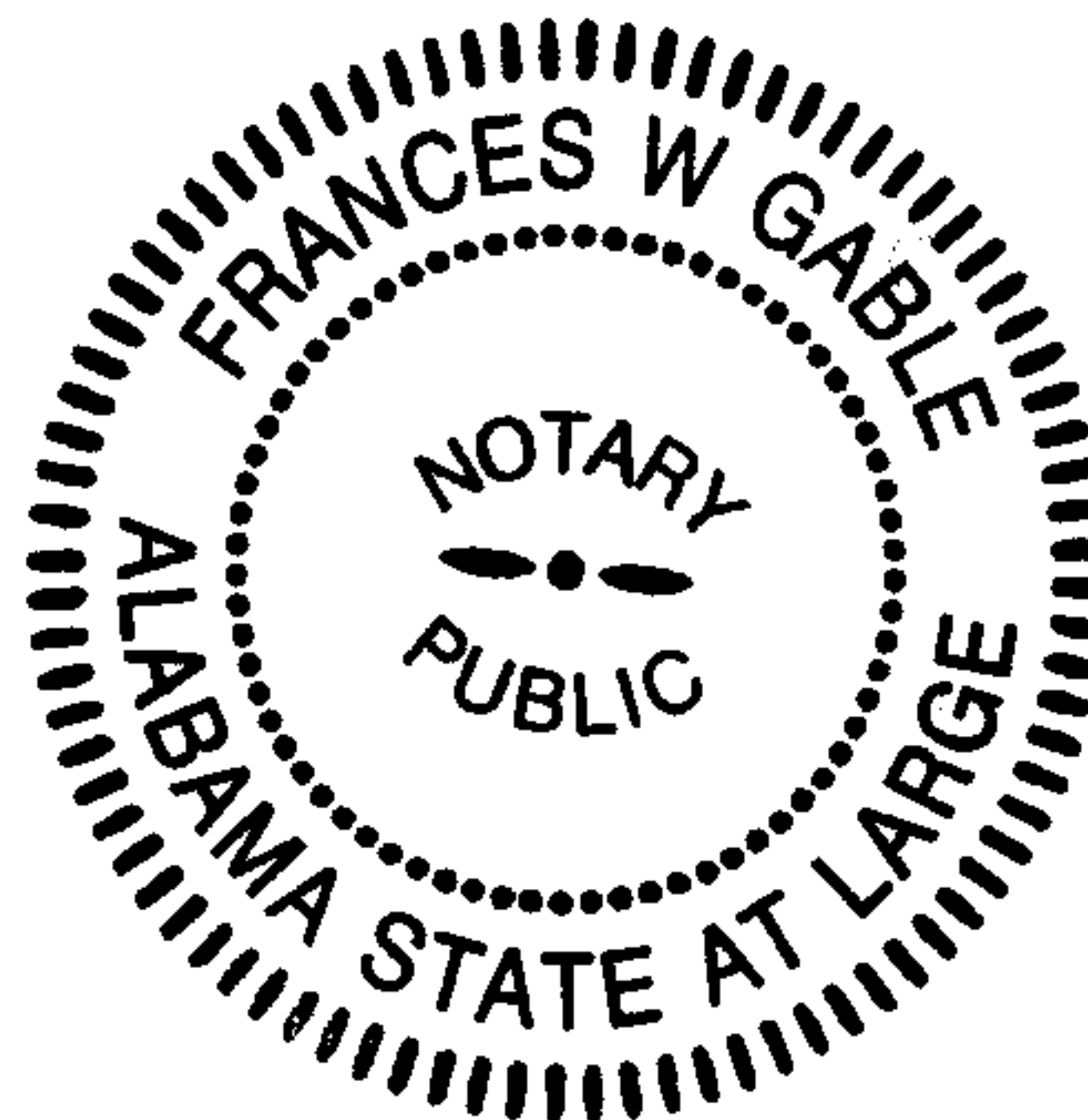

LESA HYMEL REASE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **JEFFREY S. REASE and LESA HYMEL REASE**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10th day of February, 2020.


NOTARY PUBLIC
My commission expires: April 29, 2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 22-124, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument# 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument No. 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Being the same property conveyed from G.S. Masters, Inc., an Alabama corporation to Jeffrey S. Rease, Lesa Hymel Rease, and Edna M. Rease, for and during their joint lives and upon the death of either, then to the survivor of them, as described in deed Instrument No. 20170503000153620 dated 5/2/2017 and recorded 5/3/2017 in Shelby County Records.

Parcel ID Number: 09 2 09 0 012 051.000

Property commonly known as: 1009 Fairfield Ln, Birmingham, AL 35242

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeffrey S Rease and Lesa Rease
Mailing Address 1009 Fairfield Ln
Birmingham, AL 35242

Grantee's Name Jeffrey S Rease + Lesa Rease
Mailing Address 1009 Fairfield Ln
Birmingham, AL 35242

Property Address 1009 Fairfield Ln
Birmingham, AL 35242

Date of Sale 07/10/2020

Total Purchase Price \$

or

Actual Value \$

Assessor's Market Value \$ 470,200.00

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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-10-2020

Print Jeffrey Rease and Lesa Rease

☐ Unattested

(verified by)

Sign

Jeffrey S. Rease

(Grantor/Grantee/Owner/Agent) circle one

Lesa Hymel Rease

Form RT-1



ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION
WITHHOLDING TAX SECTION

P.O. Box 327480 • Montgomery, AL 36132-7480

www.revenue.alabama.gov



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clark
Shelby County, AL
03/09/2020 10:40:22 AM
\$45.00 CHERRY
20200309000091380

Allen S. Bayl

Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

Jeffrey S Reese and Lesa Hymel Reese

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*

STREET ADDRESS

1009 Fairfield Ln

CITY

Birmingham

STATE

AL

ZIP

35242

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

***For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- ☐ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- ☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- ☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- ☐ The seller or buyer is a private mortgage insurance company.
- ☐ The purchase price of the property is less than \$300,000.00.
- ☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- ☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- ☐ The seller is an insurance company which pays to Alabama a tax on its premium income.
- ☐ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- ☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- ☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

Edna M. Reese

SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)

DATE

Sworn to and subscribed before me this

10th day of February, 2020

Frances W. Gable

Notary Public

My commission expires April 29, 2023

