

20210621000301200  
06/21/2021 02:13:40 PM  
DEEDS 1/3

**This instrument was prepared by:**

Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send tax notice to:**

The William and Jeredia Reynolds Living Trust  
229 Hawthorn Street  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SEVEN HUNDRED EIGHTY SEVEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$787,900.00)** to the undersigned grantor, **Ken Underwood Development, Inc.**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **The William and Jeredia Reynolds Living Trust** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 15-13, according to the Survey of Mt. Laurel - Phase III, as recorded in Map Book 34, Page 137, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18th day of June, 2021.

**Ken Underwood Development, Inc.**

  
\_\_\_\_\_  
Ken H. Underwood, President

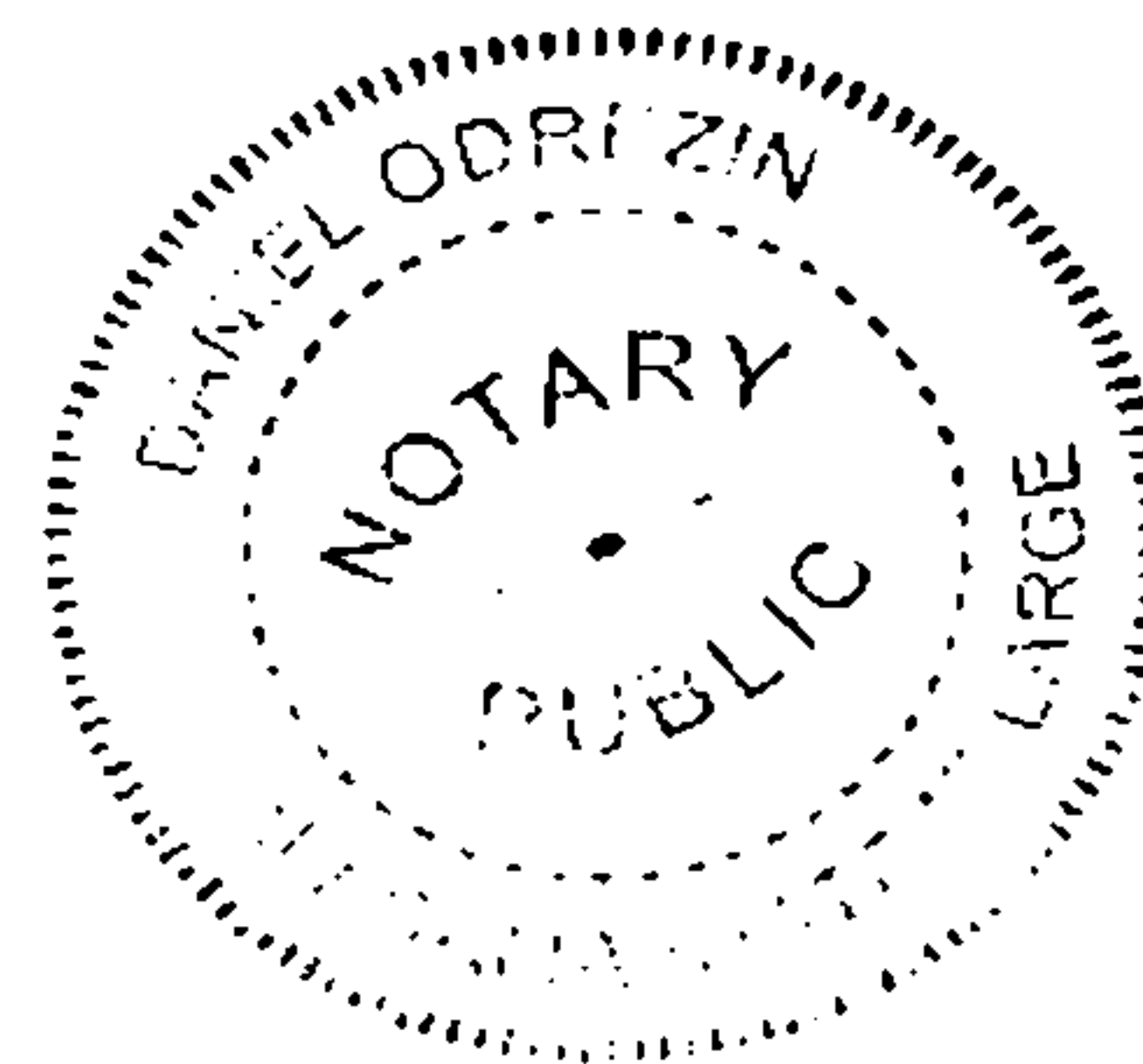
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ken H. Underwood, President of Ken Underwood Development, Inc. is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as President and with full authority, executed the same voluntarily on behalf of said corporation.

Given under my hand and official seal this 18th day of June, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/3/22





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/21/2021 02:13:40 PM  
\$816.00 CHERRY  
20210621000301200

*Alicia S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name Ken Underwood Development, Inc.  
Mailing Address \_\_\_\_\_

Grantee's Name The William and Jeredia Reynolds  
Mailing Address Living Trust dated March 18, 2015

Property Address 229 Hawthorn Street  
Birmingham, AL 35242

Date of Sale June 18, 2021  
Total Purchase Price \$787,900.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ \_\_\_\_\_

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 6/18/21 Print Daniel Adreita

Unattested \_\_\_\_\_ Sign [Signature]  
(verified by) (Grantor/Grantee/ Owner/Agent) circle one