

This instrument is being re-recorded to correct the martial status of the grantor herein.
to single man.

This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Matthew Reed
11 Crossbrook Circle
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

* a single man

That in consideration of Five Hundred Eighty Seven Thousand dollars and Zero cents (\$587,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ernest Falkner, Jr. ~~and~~ (herein referred to as grantors) do grant, bargain, sell and convey unto Matthew Reed and wife Rebecca S. Reed (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of December, 2013.

(Seal)

Ernest Falkner, Jr.
Ernest Falkner, Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

20140227000054020 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/27/2014 02:56:41 PM FILED/CERT

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest Falkner, Jr. and whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20131226000490800 1/3 \$607.00
Shelby Cnty Judge of Probate, AL
12/26/2013 11:28:59 AM FILED/CERT

Shelby County, AL 12/26/2013
State of Alabama
Deed Tax: \$587.00

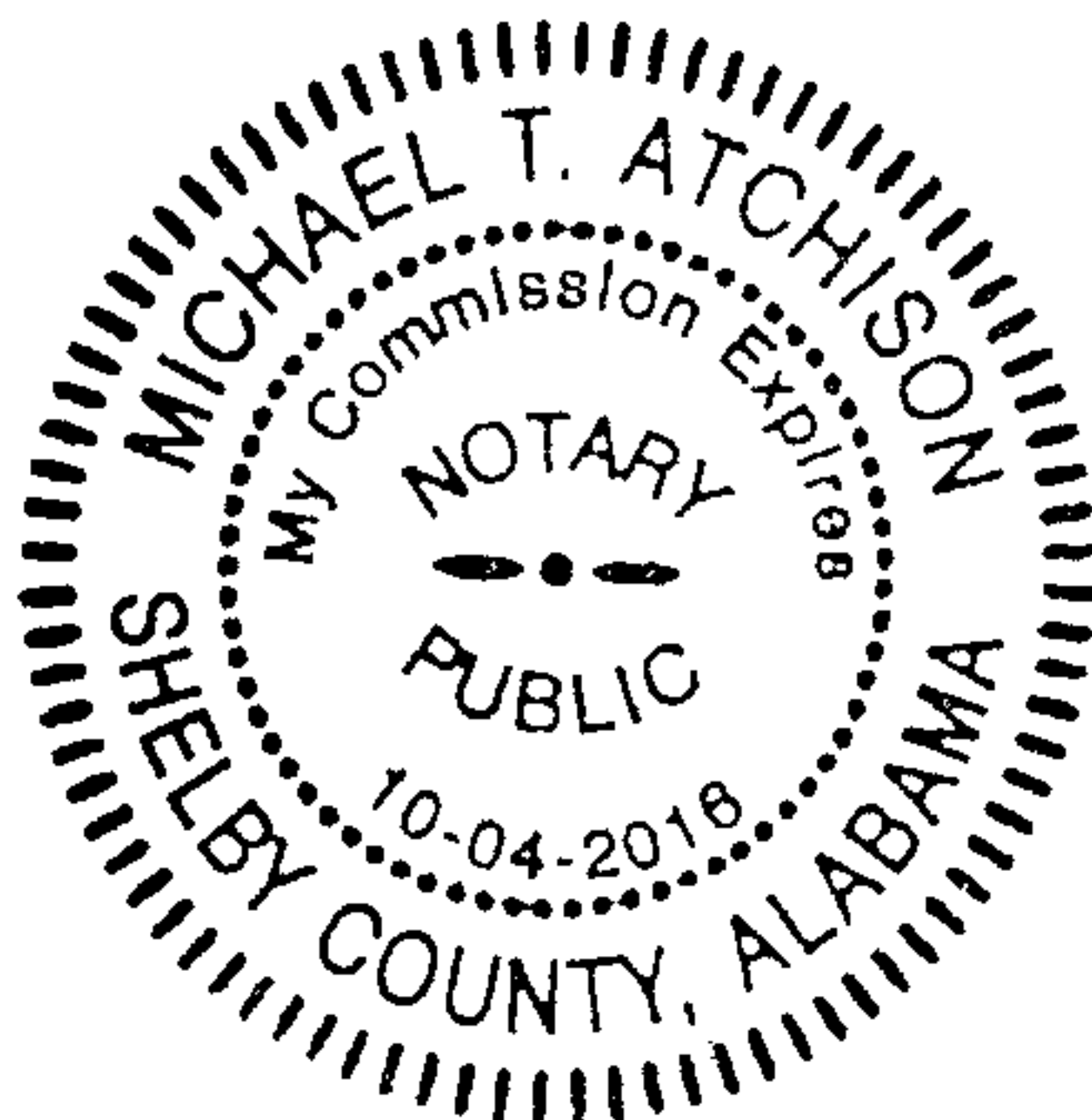
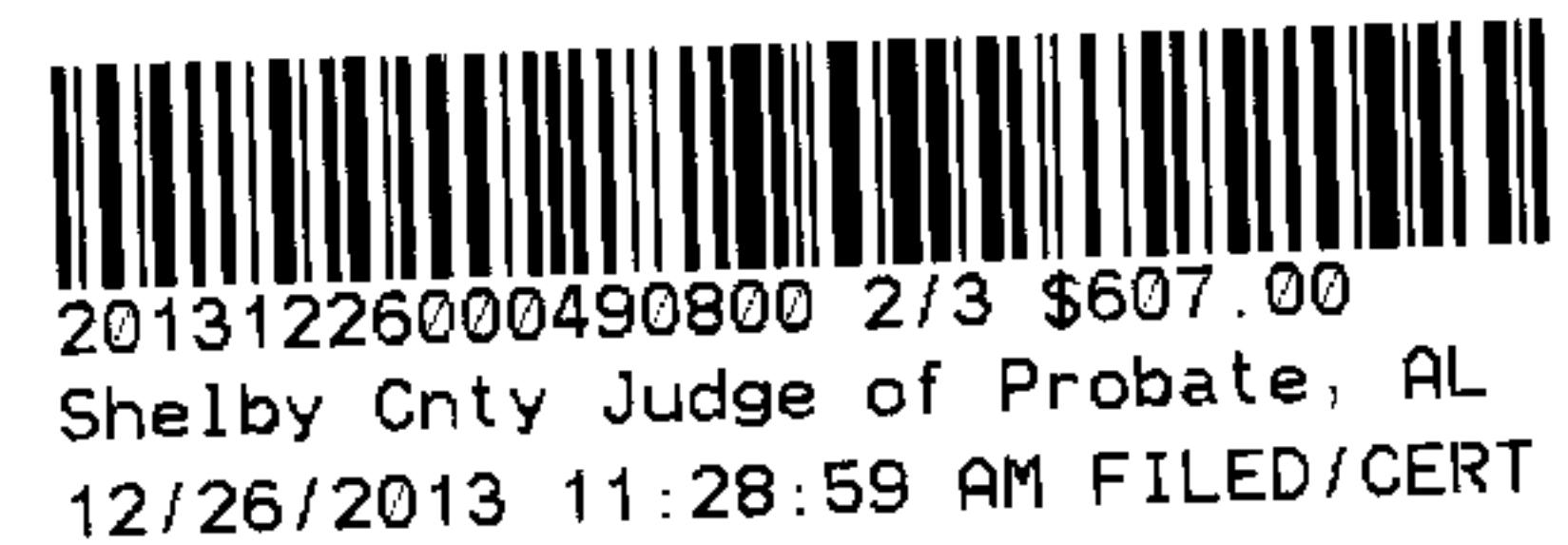
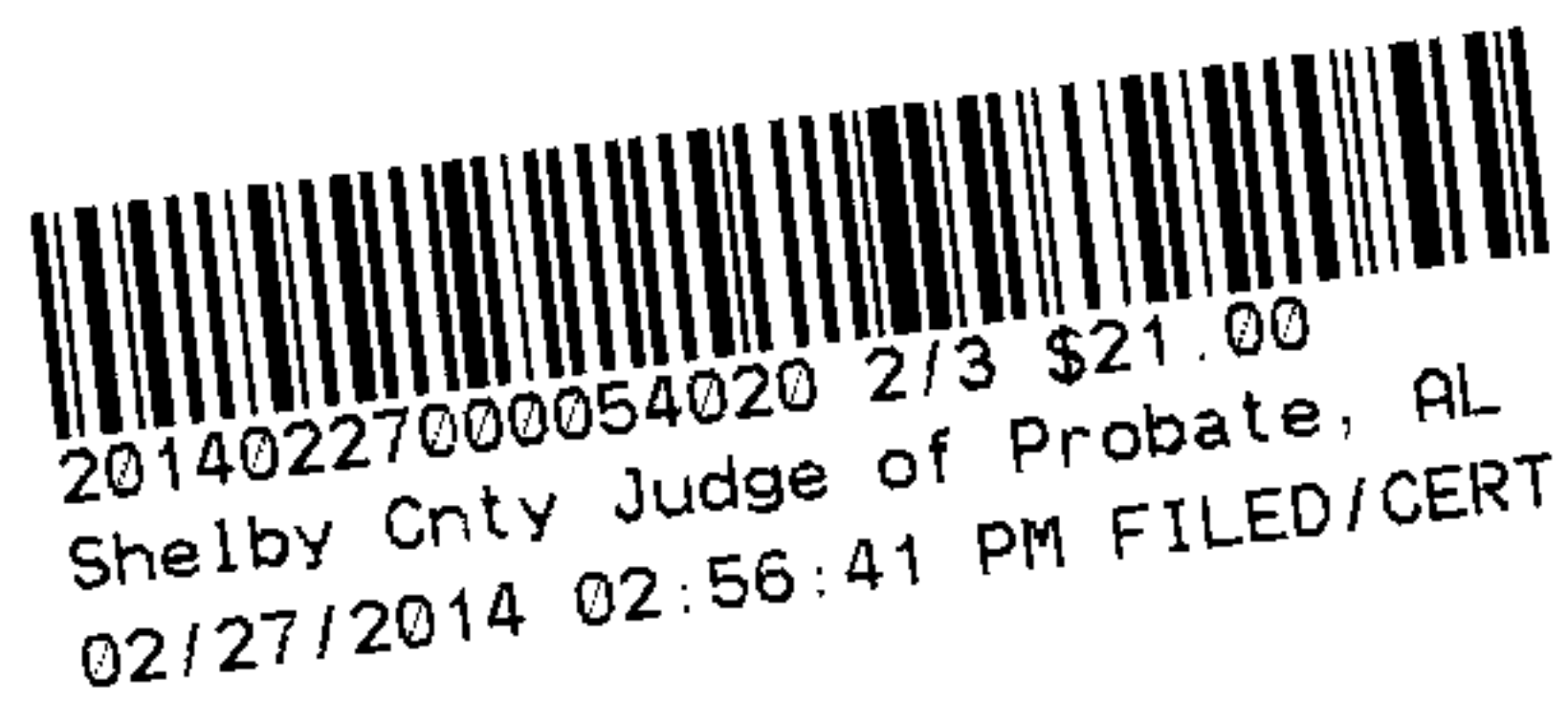


EXHIBIT A

Commence at a 1 ½-inch pipe in place being the Southeast corner of the Northeast One-Fourth of the Southwest One-Fourth of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 01 degrees 14 minutes 39 seconds East along the East boundary of said Quarter-Quarter Section for a distance of 641.28 feet; thence proceed North 88 degrees 45 minutes 21 seconds West for a distance of 153.74 feet to a ½-inch rebar in place being located on the Westerly right of way of Shelby County Highway 47 and also being the point of beginning; from this beginning point, proceed South 61 degrees 54 minutes 05 seconds West along a fence for a distance of 434.53 feet to a ½-inch rebar in place; thence proceed South 88 degrees 54 minutes 58 seconds West along a fence for a distance of 141.74 feet to a ½-inch rebar in place; thence proceed South 37 degrees 06 minutes 20 seconds West along a fence for a distance of 258.35 feet to a ½-inch rebar in place; thence proceed South 48 degrees 10 minutes 24 seconds West for a distance of 217.90 feet to a ½-inch rebar in place; thence proceed South 48 degrees 09 minutes 42 seconds West for a distance of 118.39 feet to a ½ inch rebar in place; thence proceed South 82 degrees 55 minutes 09 seconds West for a distance of 382.60 feet to a ½-inch rebar in place; thence proceed South 89 degrees 27 minutes 46 seconds West for a distance of 100.21 feet to a 2-inch solid iron bar; thence proceed South 89 degrees 35 minutes 51 seconds West for a distance of 453.80 feet to a 4-inch X 4-inch concrete monument; thence proceed South 87 degrees 03 minutes 16 seconds West for a distance of 314.62 feet to a ½-inch rebar in place; thence proceed North 22 degrees 09 minutes 44 seconds East along a fence for a distance of 785.83 feet to a ½-inch rebar; thence proceed North 71 degrees 41 minutes 44 seconds East along a fence for a distance of 209.85 feet to a ½-inch rebar; thence proceed South 88 degrees 25 minutes 16 seconds East along a fence for a distance of 266.88 feet to a ½-inch rebar; thence proceed North 76 degrees 39 minutes 25 seconds East along a fence for a distance of 118.60 feet to a ½-inch rebar; thence proceed North 65 degrees 23 minutes 43 seconds East along a fence for a distance of 151.77 feet to a ½-inch rebar; thence proceed North 82 degrees 08 minutes 52 seconds East along a fence for a distance of 195.33 feet to a 1-inch pipe; thence proceed North 49 degrees 34 minutes 24 seconds East for a distance of 418.74 feet to a ½-inch rebar; thence proceed North 31 degrees 23 minutes 29 seconds West for a distance of 208.48 feet to a 1-inch pipe; thence proceed North 26 degrees 29 minutes 37 seconds West along a fence for a distance of 198.44 feet to a 1-inch pipe; thence proceed South 88 degrees 47 minutes 21 seconds East along a fence for a distance of 137.08 feet to a 1-inch pipe being located on the Westerly right of way of said Shelby County Highway 47; thence proceed South 31 degrees 44 minutes 14 seconds East along the Westerly right of way of said highway for a distance of 353.97 feet to a 6-inch X 6-inch concrete monument, said point being the P.C. of a concave curve left having a delta angle of 21 degrees 43 minutes 45 seconds and a radius of 1510.01 feet; thence proceed Southeasterly along the Westerly right of way of said highway and along the curvature of said curve for a chord bearing and distance of South 43 degrees 10 minutes 49 seconds East, 569.24 feet to the P.T. of said curve; thence proceed South 51 degrees 50 minutes 45 seconds East along the Westerly right of way of said highway for a distance of 172.44 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Northwest One-Fourth, the Southwest One-Fourth of the Northwest One-Fourth, the Northwest One-Fourth of the Southwest One-Fourth, and the Northeast One-Fourth of the Northwest One-Fourth of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama.

According to survey of Christopher M. Ray, RLS #26017, dated August 20, 2013.



Real Estate Sales Validation Form

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

Grantor's Name Ernest Falkner
Mailing Address 1277 Chelsea Rd
Columbiana AL 35051

Grantee's Name Matthew Reed
Mailing Address 11 Crossbush Circle
Chelsea AL 35043

Property Address 1277 Chelsea Road
Columbiana, AL 35051

Date of Sale 12-20-13
Total Purchase Price \$ 587,000.00
Or
Actual Value \$
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12-20-13

Unattested
(verified by)

Print M. K. T. Alphonse

Sign
(Grantor/Grantee/Owner/Agent) circle one

20131226000490800 3/3 \$607.00
Shelby Cnty Judge of Probate, AL
12/26/2013 11:28:59 AM FILED/CERT

20140227000054020 3/3 \$21.00
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