

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ronny L. Reese and Kimberly Reese
409 Lakewood Drive
Westover, AL 35147

WARRANTY DEED

20140728000230620
07/28/2014 11:12:19 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty Thousand And No/100 Dollars (\$340,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ronald D. Kidder and wife, Vicki G. Kidder (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ronny L. Reese and Kimberly Reese (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Six Thousand And No/100 Dollars (\$306,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 16th, 2014.

Ronald D. Kidder
Ronald D. Kidder

Vicki G. Kidder
Vicki G. Kidder

STATE OF Montana)
Flathead COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald D. Kidder and Vicki G. Kidder, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 16th day of July, 2014.

Pamela J. Pierce
Notary Public
Commission Expires: 8/22/16

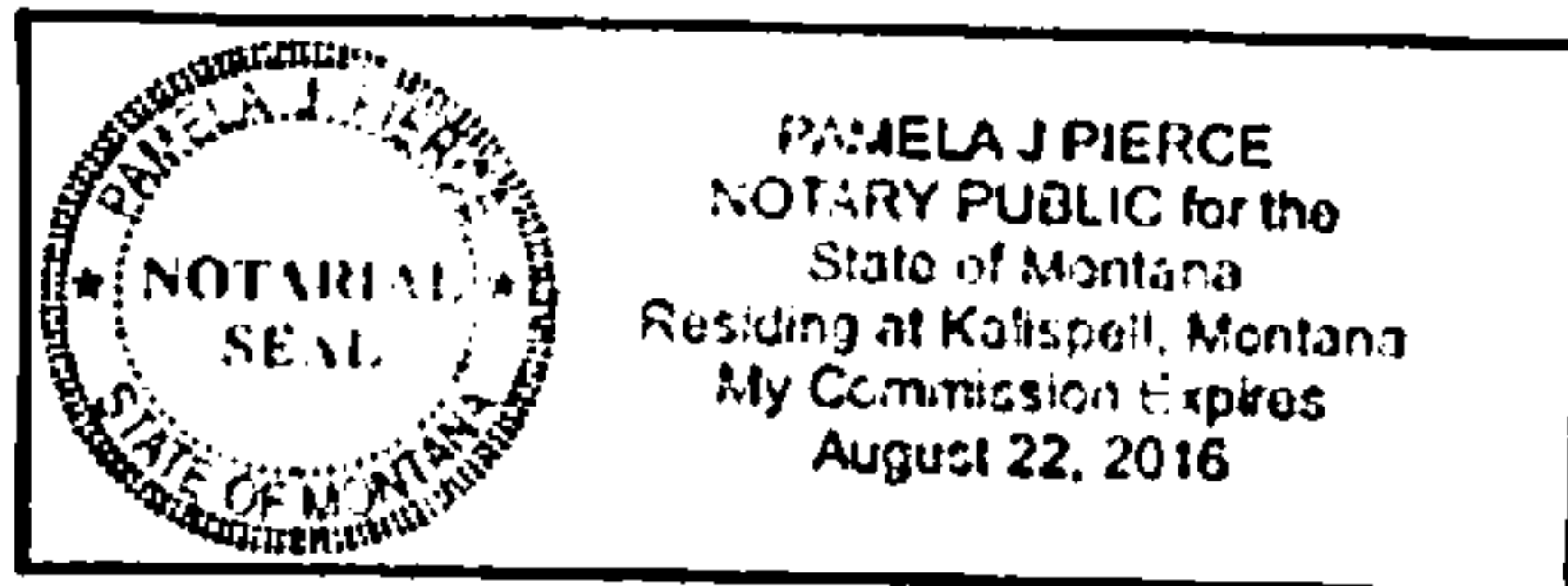


EXHIBIT "A"

The Southwest $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, (a 2 inch capped pipe) and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1293.50 feet to a point (a 2 inch capped pipe at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section); thence turn an interior angle of 90 degrees 40 minutes 25 seconds and run to the right in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1319.13 feet to a point (a 2 inch capped pipe at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section); thence turn an interior angle of 44 degrees 06 minutes 27 seconds and run to the right in a Southeasterly direction along the diagonal of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1858.33 feet, more or less, to the point of beginning of herein described parcel.

Said parcel also contains the right to access and utilize the lake situated along said diagonal line said parcel also contains and is subject to the right of ingress and egress of parties along the existing road the centerline of said road being described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 24 and run in a Northwesterly direction along the diagonal of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 684.07 feet to the point of beginning of the herein described centerline, said point lying on a curve to the left having a central angle of 33 degrees 10 minutes 21 seconds and a radius of 275.00 feet; thence deflect 100 degrees 55 minutes 05 seconds to the tangent of said curve and run to the left along the arc of said curve and in a Southwesterly to Southerly direction a distance of 159.22 feet to a point of reverse curve having a central angle of 23 degrees 33 minutes 51 seconds and a radius of 377.41 feet; thence run along the arc of said curve in a Southerly to Southwesterly direction a distance of 155.22 feet to a point; thence run tangent to last described curve in a Southwesterly direction a distance of 144.84 feet to the point of beginning of a curve to the right having a central angle of 66 degrees 10 minutes 26 seconds and a radius of 93.92 feet; thence run along the arc of said curve in a Southwesterly to Westerly direction a distance of 108.48 feet to a point; thence run tangent to last described curve in a Westerly direction a distance of 431.85 feet to the point of beginning of a curve to the left having a central angle of 89 degrees 25 minutes 54 seconds and a radius of 140.43 feet; thence run along the arc of said curve in a Westerly to Southerly direction a distance of 219.19 feet to a point; thence run tangent to last described curve in a Southerly direction a distance of 638.19 feet to the point of beginning of a curve to the left having a central angle of 31 degrees 55 minutes 18 seconds and a radius of 60.00 feet; thence run along the arc of said curve in a Southerly to Southeasterly direction a distance of 33.43 feet to a point of reverse curve having a central angle of 32 degrees 42 minutes 26 seconds and a radius of 60.00 feet; thence run along the arc of said curve in a Southeasterly to Southerly direction a distance of 34.25 feet to a point; thence run tangent to last described curve in a Southerly direction a distance of 422.4 feet, more or less, to the Northerly right of way of Old U.S. Highway 280 and the end of herein described center line; being situated in Shelby County, Alabama.

Together with and subject to a non-exclusive easement for ingress and egress described in Instrument #1993-16848.

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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ronald D. Kidder and Vicki G. Kidder

Grantee's Name Ronny L. Reese and Kimberly Reese

Mailing Address 409 Lakewood Drive
Westover, AL 35147

Mailing Address 409 Lakewood Dr.
Westover, AL 35147

Property Address 409 Lakewood Drive
Westover, AL 35147

Date of Sale July 17, 2014
Total Purchase Price \$340,000.00

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07/28/2014 11:12:19 AM
DEEDS 3/3

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 - Ronald D. Kidder and Vicki G. Kidder, 409 Lakewood Drive, Westover, AL 35147.

Grantee's name and mailing address - Ronny L. Reese and Kimberly Reese, . .

Property address - 409 Lakewood Drive, Westover, AL 35147

Date of Sale - July 17, 2014.

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.

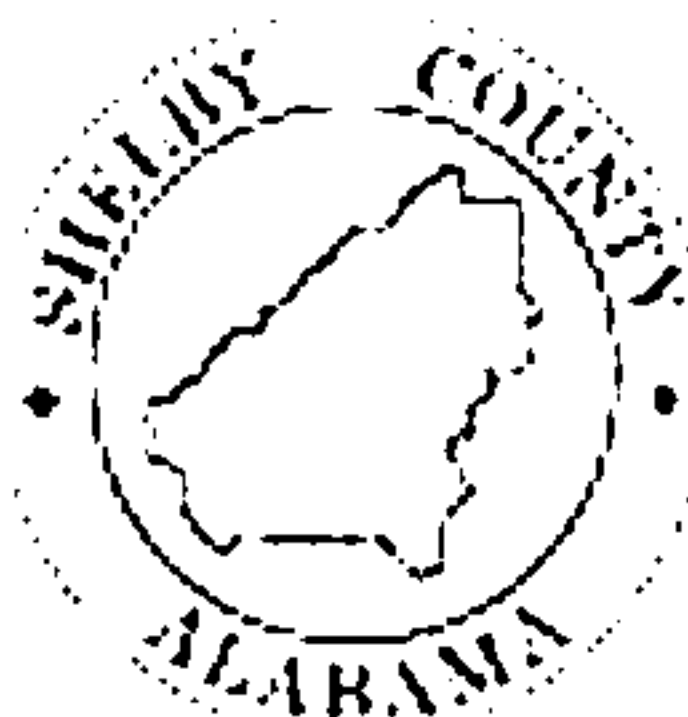
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: July 17, 2014

Sign *Ronny L. Reese*
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2014 11:12:19 AM
\$54.00 CHERRY
20140728000230620

James W. Fuhrmeister