

This instrument was prepared by  
Sandy F. Johnson

Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

20140915000288460  
09/15/2014 11:09:53 AM  
DEEDS 1/3

Send Tax Notice to: M. Janice Reed

(Name) and Frederick Reed

(Address) 1730 51<sup>st</sup> St. W

Birmingham AL 35208

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Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Thirty Nine Thousand Nine Hundred Dollars and 00/100 (\$39,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**WTD, LLC, an Alabama limited liability company**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**M. Janice Reed and Frederick Reed**

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 423, according to the Survey of Final Plat of Wild Timber, Phase 4, as recorded in Map Book 37, Page 64, in the Probate Office of Shelby County, Alabama.**

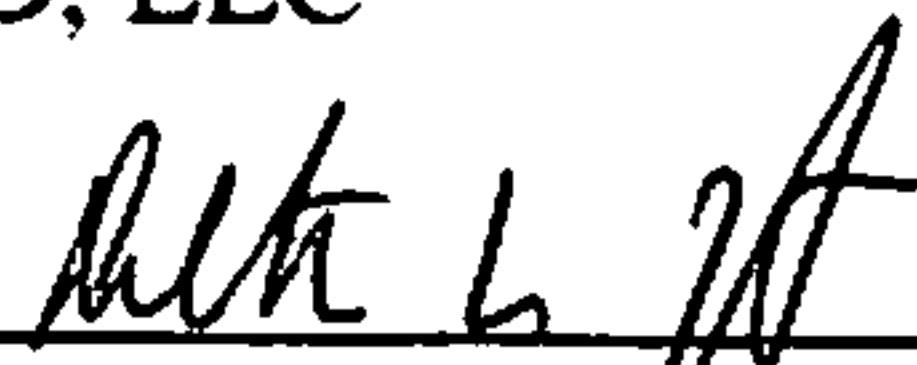
**\$0.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

**TO HAVE AND TO HOLD**, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by Delton L. Clayton, as Manager, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 9th day of September, 2014.

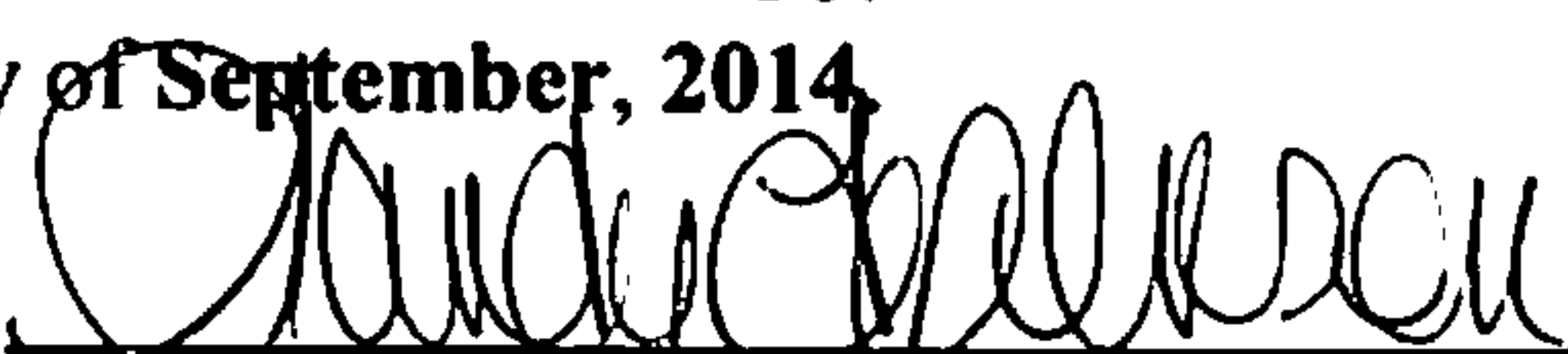
WTD, LLC

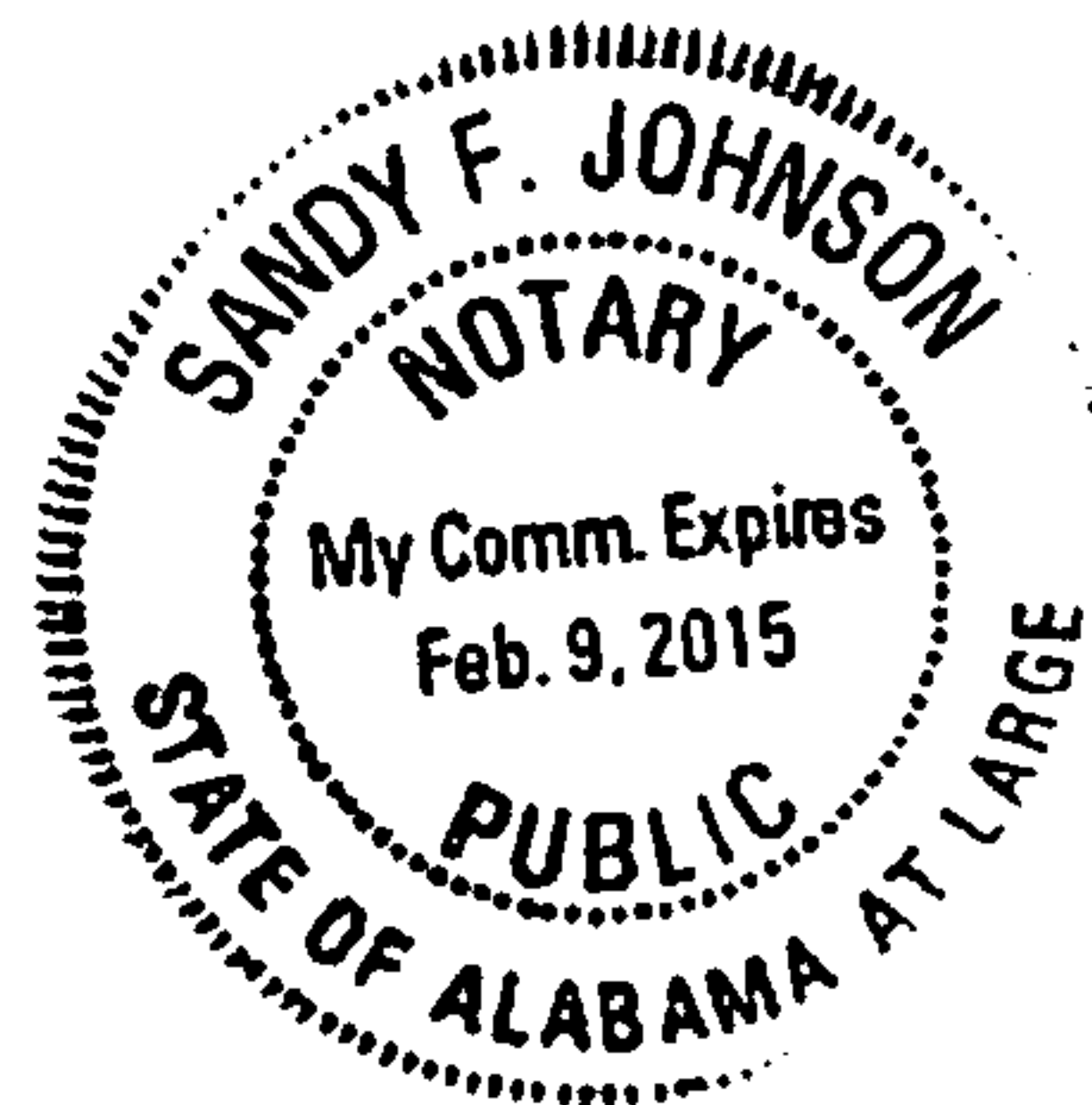
  
By: Delton L. Clayton  
Its: Manager

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of **WTD, LLC** 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, as such Manager and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal, this the 9th day of September, 2014.

  
Notary Public  
My Commission Expires: \_\_\_\_\_



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

Grantor's Name    WTD, LLC  
Mailing Address    100 Applegate Court  
                             Pelham AL 35124

Grantee's Name    M. Janice Reed and Frederick Reed  
Mailing Address    1730 51<sup>st</sup> St W  
                             Bham AL 35208

Property Address    608 Ridge View Trail  
                             Pelham, AL 35124  
  
                             20140915000288460  
                             09/15/2014 11:09:53 AM  
                             DEEDS 3/3

Date of Sale                                September 10, 2014  
Total Purchase Price                    \$39,900.00  
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - WTD, LLC, , .  
  
Grantee's name and mailing address - M. Janice Reed and Frederick Reed, , .  
  
Property address - 608 Ridge View Trail, Pelham, AL 35124  
  
Date of Sale - September 10, 2014.

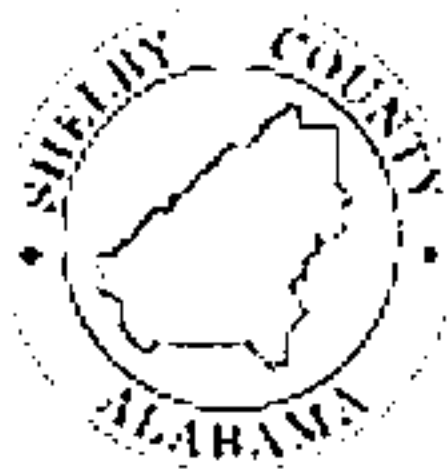
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: September 10, 2014



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/15/2014 11:09:53 AM  
\$60.00 CHERRY  
20140915000288460

*James W. Fuhrmeister*

Sign *David J. Wilson*  
Agent