

Send tax notice to:
Mary A. Reed, Trustee
1413 Greystone Parc Lane
Birmingham, Alabama 35242

This instrument prepared by:
Paul S. Leonard
Spain & Gillon, LLC
2117 Second Avenue North
Birmingham, Alabama 35203

Title Not Examined

STATE OF ALABAMA)
SHELBY COUNTY)



20160321000089710 1/3 \$494.50
Shelby Cnty Judge of Probate, AL
03/21/2016 12:28:46 PM FILED/CERT

STATUTORY WARRANTY DEED

Shelby County, AL 03/21/2016
State of Alabama
Deed Tax: \$474.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollar (\$1.00) and other good and valuable consideration in hand paid to Mary A. Reed ("Grantor") by the Donald R. and Mary A. Reed Revocable Trust, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, page 80, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/14th interest in the Common Area as described and defined in Restrictive Covenants recorded in Book 114, page 865, in said Probate Office.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever, subject, however, to the following:

1. Current ad valorem taxes
2. Restrictions or covenants recorded in Real 114, page 865, in said Probate Office but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin
3. Rights-of-way granted to Alabama Power Company by instrument recorded in Volume 109, page 498; Deed Book 126, page 179; Deed Book 127, page 336; and Deed Book 134, page 549; and Real 120, page 533, in said Probate Office
4. Easement and right of way to Water Works Board of the City of Birmingham recorded in Real 130, page 839, in said Probate Office
5. Easements and building line as shown on recorded map
6. Restrictions, easements, reservations, rights-of-way, and covenants of record

IN WITNESS WHEREOF, this instrument has been executed by Mary A. Reed on the ^{7th} 3
day of 7, 2016.
March

Mary A. Reed
Mary A. Reed

STATE OF ALABAMA)
Shelby COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary A. Reed, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal this 7th day of March, 2016.

Paul J. [Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: 4/27/18


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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 Donald + Mary Reed
Mailing Address Revocable Trust
1413 Greystone Parc Lane
B'ham, AL 35242

Grantee's Name Mary Reed
Mailing Address 1413 Greystone Parc Lane
Bham AL 35242

Property Address 2213 Cahaba Valley Dr
Birmingham, AL
35242

Date of Sale 3/7/16
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 474,200



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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 3-21-16

Print MARY REED

X Unattested Karen Melsen (verified by)

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