

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
His Place Properties, LLC  
3872 Hwy 25  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of FIVE HUNDRED THOUSAND and 00/100 Dollars (\$500,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Carolyn Reynolds Ferguson, a single individual, Sheri Reynolds Wade, a single individual, and Carolyn Reynolds Ferguson in her capacity as Personal Representative of the Estate of Virginia Garner Reynolds, deceased, Case No. 2007-000022 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto His Place Properties, LLC, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners.

\$500,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

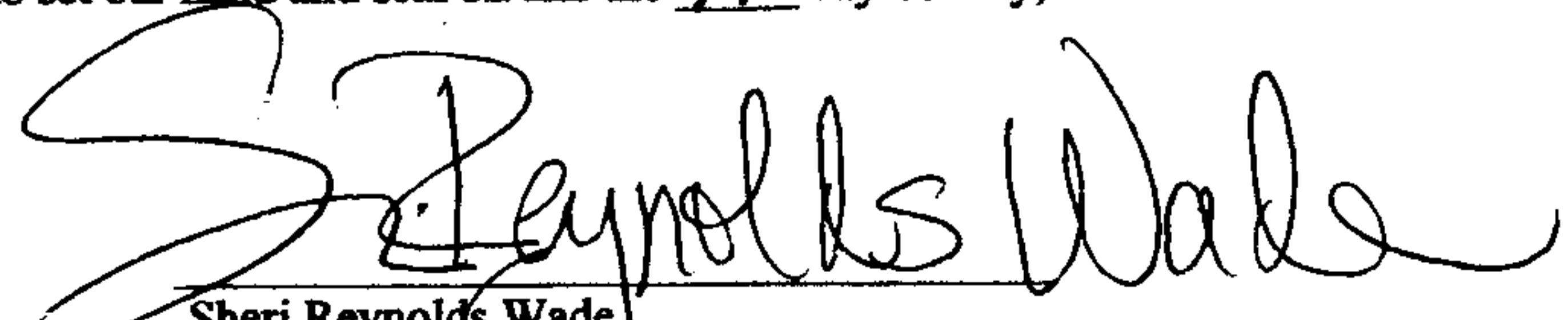
Sheri Reynolds Wade is one and the same person as Sheri Lyn Reynolds.

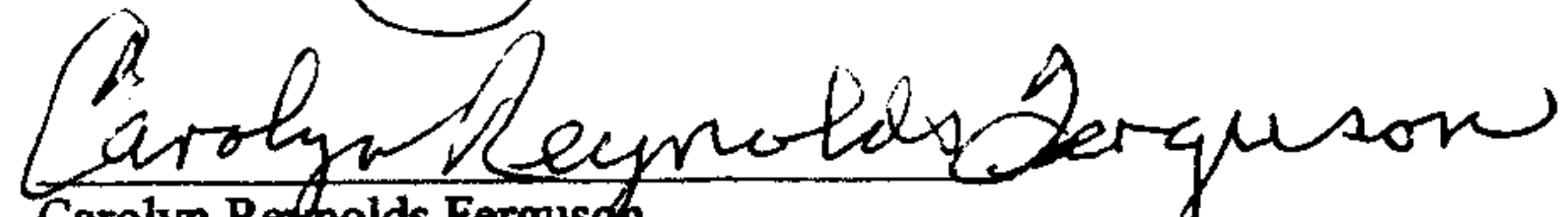
Deed Effective Date: May 13, 2016

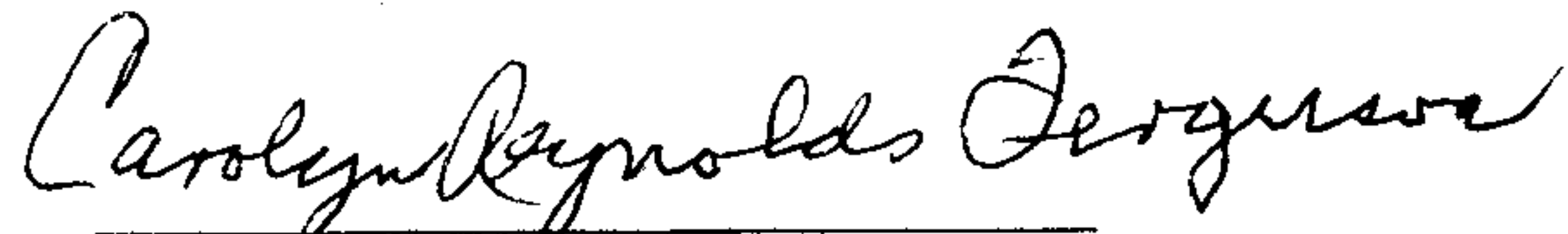
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantor does for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal on this the 11 day of May, 2016.

20160603000191700 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
06/03/2016 01:45:28 PM FILED/CERT

  
Sheri Reynolds Wade

  
Carolyn Reynolds Ferguson

  
Carolyn Reynolds Ferguson --  
As Personal Representative Of the Estate of  
Virginia Garner Reynolds

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sheri Reynolds Wade, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, and official seal this 13<sup>th</sup> day of May, 2016.

[Signature]  
NOTARY PUBLIC

My Commission Expires 8-25-19

STATE OF Iowa  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn Reynolds Ferguson, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, and official seal this 11 day of May, 2016.



[Signature]  
NOTARY PUBLIC

My Commission Expires 4/01/2019

STATE OF Iowa  
COUNTY OF Jefferson


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn Reynolds Ferguson, whose names as Personal Representative of the Estate of Virginia Garner Reynolds, 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, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, and official seal this 11 day of May, 2016.



[Signature]  
NOTARY PUBLIC

My Commission Expires 4/01/2019


  
20160603000191700 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
06/03/2016 01:45:28 PM FILED/CERT

**EXHIBIT "A"**

**Legal Description:**

**Parcel 1 (Shelby County, Alabama)**

From the Southeast corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 21 South, Range 2 West, run Northerly along the East boundary line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 21 South, Range 2 West for 226.6 feet; thence turn an angle of 104 deg. 23 min. to the left and run Southwesterly 216.7 feet, more or less, to a point on the West right of way line of U.S. 31 Highway for the point of beginning of the land herein described; thence turn an angle of 73 deg. 57 min. to the right and run Northwesterly along the West right of way line of U. S. 31 Highway 266.65 feet; thence turn an angle of 58 deg. 13 min. to the left and run Westerly 1554.0 feet, more or less, to a point on the East right of way line of the Louisville and Nashville Railroad; thence turn an angle of 98 deg. 50 min. to the left and run Southeasterly along the East right of way line of the Louisville and Nashville Railroad for 233.8 feet; thence turn an angle of 76 deg. 08 min. to the left and run Southeasterly 1261.67 feet; thence turn an angle of 20 deg. 46 min. to the left and run Northeasterly 417.42 feet, more or less, to the point of beginning. This land being a part of the North Half of the SW  $\frac{1}{4}$  of Section 33, Township 21 South, Range 2 West.

  
20160603000191700 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
06/03/2016 01:45:28 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Sheri Reynolds Wede  
Mailing Address Carolina Reynolds Ferguson  
3210 Fernwood Dr  
Gulf Breeze, FL 32561

Grantee's Name His Place Properties, LLC  
Mailing Address 3872 Hwy 25  
Montevallo, AL 35115

Property Address See Exhibit A  
attached to Deed

Date of Sale 5/13/16  
Total Purchase Price \$ 500,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20160603000191700 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
06/03/2016 01:45:28 PM FILED/CERT

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 5/13/16

Print Greg Hamlin

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form R\*