

This Instrument was Prepared by:

Send Tax Notice To: Jackson C. Reynolds  
Katie Reynolds

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-15-22121

1135 Greystone Cove Drive  
Birmingham, AL 35242

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Forty Four Thousand Dollars and No Cents (\$444,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **V. Lyle Shroyer and Lori J. Shroyer, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jackson C. Reynolds and Katie Reynolds**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama,; to wit;

Lot 52, according to the Map and Survey of the Cove of Greystone, Phase 2, as recorded in Map Book 29, Page 136 A & B, in the Probate Office of Shelby County, Alabama.

**Property may be subject to all taxes for 2016 and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$355,200.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 of such survivor forever, together with every contingent remainder and right of reversion.

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 person.



20160622000215380 1/3 \$464.00  
Shelby Cnty Judge of Probate, AL  
06/22/2016 09:20:41 AM FILED/CERT

Shelby County, AL 06/22/2016  
State of Alabama  
Deed Tax:\$444.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17<sup>th</sup> day of June, 2016.

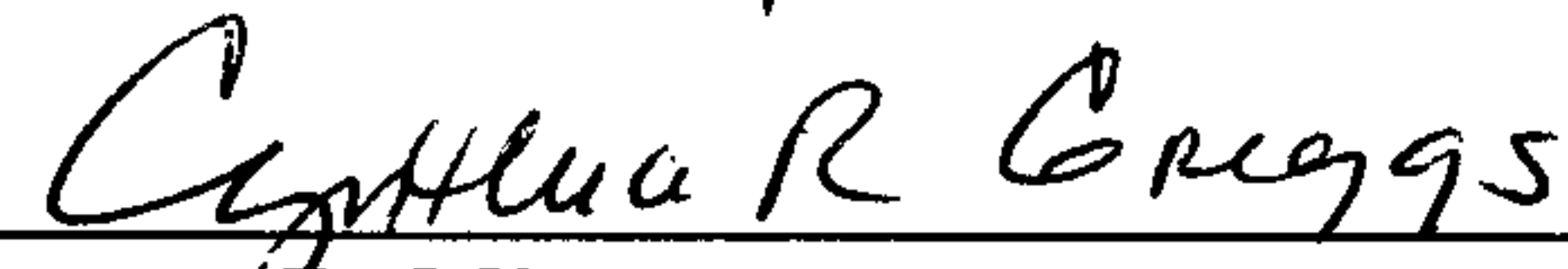
  
\_\_\_\_\_  
V. Lyle Shroyer

  
\_\_\_\_\_  
Lori J. Shroyer

STATE OF Alabama  
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that V. Lyle Shroyer, husband of Lori J. Shroyer, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of July, 2015

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 22 Oct 2018

STATE OF Alabama  
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lori J. Shroyer, wife of V. Lyle Shroyer, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of July, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 22 Oct 2018



20160622000215380 2/3 \$464.00  
Shelby Cnty Judge of Probate, AL  
06/22/2016 09:20:41 AM 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 V. Lyle Shroyer
Mailing Address 1135 Greystone Cove Drive
Birmingham AL 35242
Property Address 1135 Greystone Cove Drive
Birmingham, AL 35242

Grantee's Name Jackson C. Reynolds
Katie Reynolds
Mailing Address 1135 Greystone Cove Drive
Birmingham AL 35242
Date of Sale June 17, 2016
Total Purchase Price \$444,000.00
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)

Bill of Sale
XX 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 of 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 June 17, 2016

Print American International Relocation Solutions LLC

Unattested (verified by)

Sign [Signature] as (Grantor/Grantee/Owner/Agent) circle one Attorney in fact