

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Mark A. Reynolds Sr. and Kim W. Reynolds
Post Office Box 44
Vincent, Alabama 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN THOUSAND SEVEN HUNDRED EIGHTY DOLLARS AND NO/00 (\$10,780.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Vera Jean Reynolds, a single woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Mark A. Reynolds and Kim W. Reynolds*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 00°00'00" W along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 105.05' to the Point of Beginning; thence S 89°36'37" W a distance of 335.07' to a point on the centerline of Shelby County Highway #83; thence along said centerline with a curve turning to the left with an arc length of 71.75', with a radius of 3442.04', with a chord bearing of N 26°29'58" W, with a chord length of 71.75'; thence continue along said centerline N 27°05'48" W a distance of 148.43'; thence continue along said centerline with a curve turning to the left with an arc length of 100.80', with a radius of 3693.27', with a chord bearing of N 27°52'43" W, with a chord length of 100.80'; thence leaving said centerline N 65°48'48" E a distance of 527.74' to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence S 00°04'12" W along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 395.89'; thence S 00°29'22" E along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 103.51' to the Point of Beginning.


SUBJECT TO:

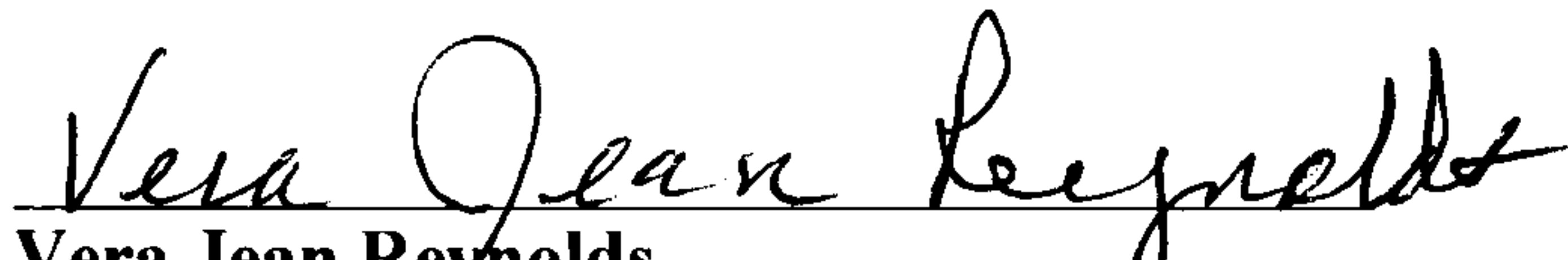
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of August, 2016.


20160902000321830 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
09/02/2016 04:02:37 PM FILED/CERT


Vera Jean Reynolds

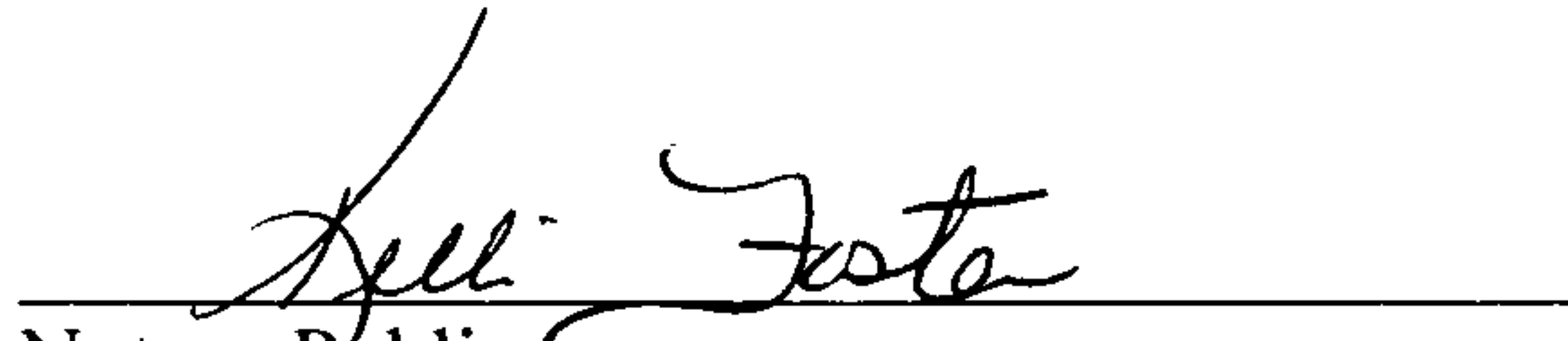
Shelby County, AL 09/02/2016
State of Alabama
Deed Tax: \$11.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Vera Jean Reynolds***, 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 17 day of August, 2016.

KELLI FOSTER
Notary Public - Alabama State at Large
My Commission Expires 1/14/2017


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 Vera Jean Reynolds Grantee's Name Mark Reynolds
Mailing Address 1208 Hwy 83 V Mailing Address Kim W. Reynolds
Vincent, AL 35178 P.O. Box 44
Vincent, AL 35178
Property Address VACANT Celery Date of Sale 8-17-16
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$ 10,780.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement Tax Value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 8-12-16

☐ Unattested
(verified by)

Print Vera Jeans Reynolds
Sign Vera Jean Reynolds
(Grantor/Grantee/Owner/Agent) Circle one

