

**This instrument prepared by:**  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
William R. Reed and Suzanne Reed  
3016 Madison Ln  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

**20161006000367930**

**10/06/2016 11:19:45 AM**

**DEEDS 1/3**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Seventy-One Thousand Five Hundred And No/100 Dollars (\$171,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Patrick G. Montgomery and Kate Montgomery, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William R. Reed and Suzanne Reed (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2-29, according to the Map and Survey of Chelsea Park, 2nd Sector, recorded in Map Book 34, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Seventy-One Thousand Five Hundred And No/100 Dollars (\$71,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 21<sup>st</sup>, 2016.

*Patrick G. Montgomery*  
Patrick G. Montgomery

*Kate Montgomery*  
Kate Montgomery

20161006000367930 10/06/2016 11:19:45 AM DEEDS 2/3

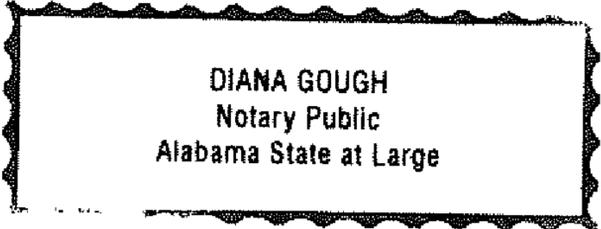
STATE OF ALABAMA  
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Patrick G. Montgomery and Kate Montgomery whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 21<sup>st</sup> day of September, 2016.

*Diana Gough*  
Notary Public  
My commission expires:

My Commission Expires  
February 12, 2020



**20161006000367930 10/06/2016 11:19:45 AM DEEDS 3/3**

Grantor's Name	Patrick G. Montgomery	Grantee's Name	William R. Reed and Suzanne Reed
Mailing Address	115 Savannah Square Fairhope, AL 36532	Mailing Address	1684 East Lomar St Eldridge, IA 52748
Property Address	3016 Madison Ln Chelsea, AL 35043	Date of Sale	September 30, 2016
		Total Purchase Price	\$171,500.00
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input 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 - Patrick G. Montgomery, 115 Savannah Square, Fairhope, AL 36532.

Grantee's name and mailing address - William R. Reed and Suzanne Reed, 1684 East Lomar St, Eldridge, IA 52748.

Property address - 3016 Madison Ln, Chelsea, AL 35043

Date of Sale - September 30, 2016.

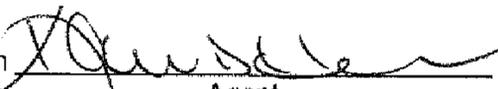
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: September 30, 2016

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/06/2016 11:19:45 AM  
\$121.00 CHERRY  
20161006000367930

