

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051
S-16-23373

Send Tax Notice to:
David Robert Reed
Jennifer Lynn Reed

341 Hwy 61
Columbiana AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY THOUSAND DOLLARS and NO/00 (\$250,000.00)**, to the undersigned grantor, **Bank of America, N.A. Co-Trustee of the Marie F. Green Trust B as Amended Brandi Carden and Tina Moodie, Co-Trustees** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **David Robert Reed and Jennifer Lynn Reed** (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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


\$237,500.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of November, 2016.

Shelby County, AL 11/23/2016
State of Alabama
Deed Tax: \$12.50


20161123000431120 1/5 \$41.50
Shelby Cnty Judge of Probate, AL
11/23/2016 10:21:26 AM FILED/CERT

BANK OF AMERICA, N.A. CO-TRUSTEE OF THE
MARIE F. GREEN TRUST B AS AMENDED
BRANDI CARDEN & TINA MOODIE, CO-TRUSTEES

Brandi Carden Co-Trustee

Brandi Carden, Co-Trustee

Tina Moodie

Tina Moodie, Co-Trustee

Frankie L. Lorick, Vice President, Bank of America, N.A.

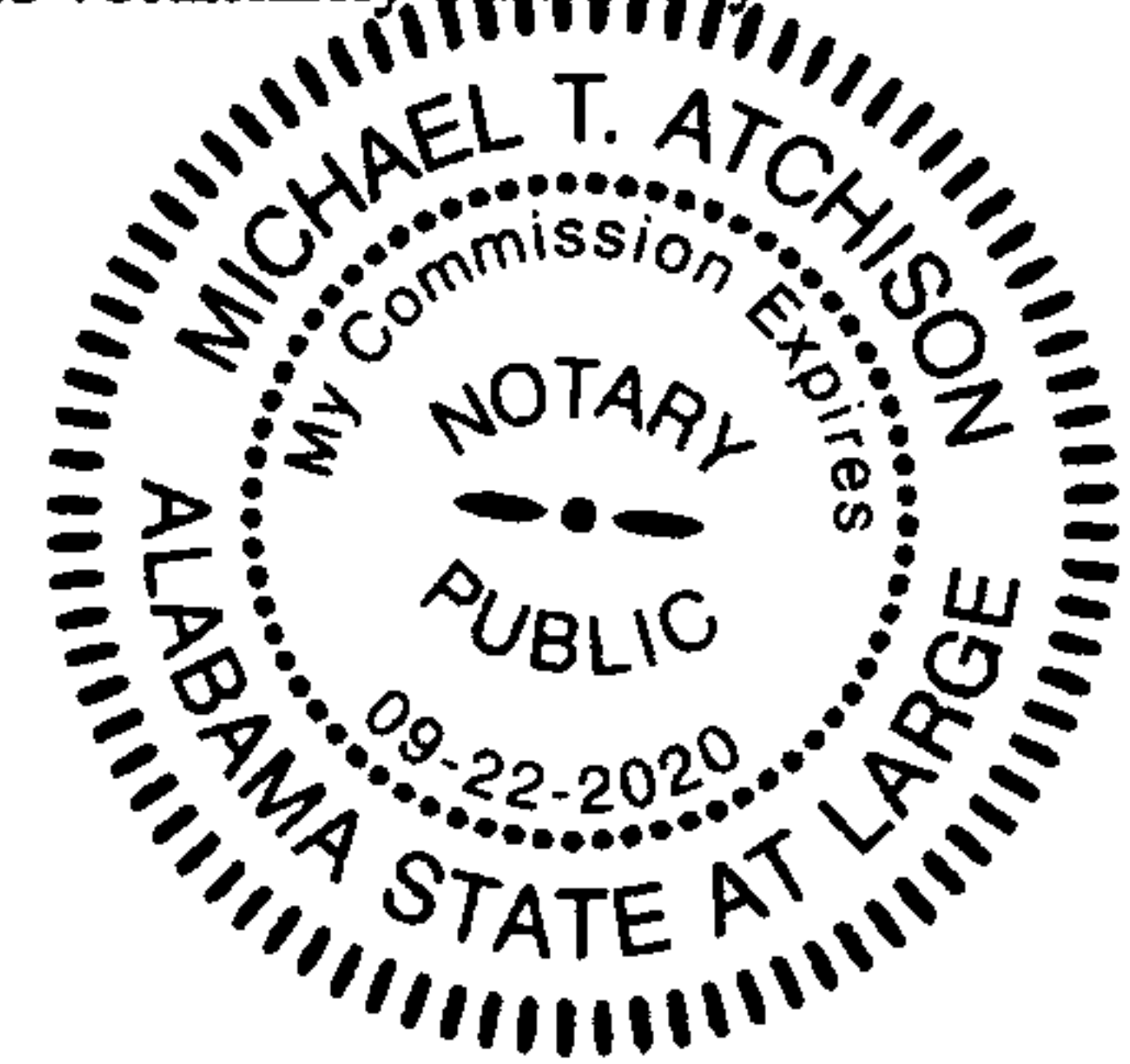
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Brandi Carden as Co-Trustee of Bank, N.A. of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moodie, Co-Trustees,
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 this 21st day of November, 2016.

[Signature]
Notary Public

My Commission Expires: 9-22-20

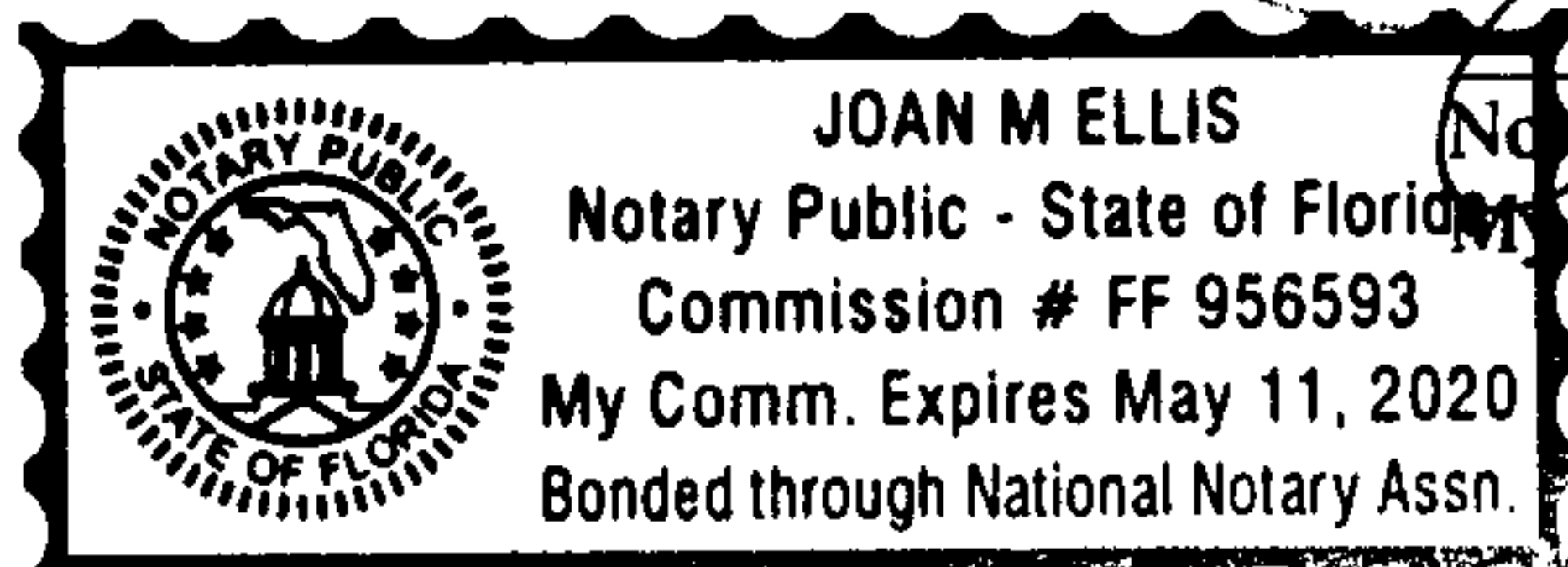


STATE OF Al.
COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Tina Moodie as Co-Trustee of Bank, N.A. of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moodie, Co-Trustees,

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 this 18 day of November, 2016.



[Signature]
Notary Public

My Commission Expires: May 11, 2020

STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Frankie L. Lorick as Vice President of Bank, N.A. of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moodie, Co-Trustees,

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 this ____ day of November, 2016.

Notary Public

My Commission Expires: _____



20161123000431120 2/5 \$41.50
Shelby Cnty Judge of Probate, AL
11/23/2016 10:21:26 AM FILED/CERT

BANK OF AMERICA, N.A. CO-TRUSTEE OF THE
MARIE F. GREEN TRUST B AS AMENDED
BRANDI CARDEN & TINA MOODIE, CO-TRUSTEES

Brandi Carden, Co-Trustee

Tina Moodie, Co-Trustee


Frankie L. Lorick, Vice President, Bank of America, N.A.

STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Brandi Carden as Co-Trustee of Bank, N.A. of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moodie, Co-Trustees,
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 this ____ day of November, 2016.

Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Tina Moodie as Co-Trustee of Bank, N.A. of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moodie, Co-Trustees,
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 this ____ day of November, 2016.

Notary Public

My Commission Expires: _____

STATE OF SC
COUNTY OF Richland

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Frankie L. Lorick as Vice President of Bank, N.A. of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moodie, Co-Trustees,
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 this 18 day of November, 2016.


Notary Public

My Commission Expires: 1-14-2018



20161123000431120 3/5 \$41.50
Shelby Cnty Judge of Probate, AL
11/23/2016 10:21:26 AM FILED/CERT


EXHIBIT "A"
LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama, to-wit:

Part of the W 1/2 of the NE 1/4 of Section 7, Township 22, Range 1 East, described as follows: Beginning at a point 208.9 feet West of the southeast corner of the SW 1/4 of NE 1/4 of said Section 7, run thence North 417.5 feet; thence West 451.1 feet to a post; thence North 902.2 feet to a post; thence West 69.6 feet; thence North 729.6 feet to a post; thence West 590.4 feet; thence South 2049.6 feet; thence East 1111.1 feet to point of beginning.

LESS AND EXCEPT that portion of said real estate more particularly described as follows:

Commence at the southeast corner of the SW 1/4 of the NE 1/4, Section 7, Township 22 South, Range 1 East; thence South 89 degrees 24 minutes West (MB) for a distance of 208.90 feet to a point; thence turn an angle of 89 degrees 51 minutes to the right and proceed North 45 minutes West (MB) for a distance of 12.0 feet to the point of intersection with the North right of way line of County Highway 61, being the point of beginning of the parcel of land herein described; thence continue North 45 minutes West (MB) for a distance of 344.35 feet to a point (iron pin); thence turn an angle of 98 degrees 6 minutes 30 seconds to the left and proceed South 81 degrees 8 minutes 30 seconds West (MB) for a distance of 198.55 feet to a point (iron pin); thence turn an angle of 80 degrees 22 minutes to the left and proceed South 46 minutes 30 seconds West (MB) for a distance of 311.03 feet to a point (iron pin); thence turn an angle of 90 degrees to the left and proceed South 89 degrees 13 minutes 30 seconds East (MB) for a distance of 204.85 feet to the point of beginning (iron pin). Said property is lying in the SW 1/4 of NE 1/4, Section 7, Township 22 South, Range 1 East.


20161123000431120 4/5 \$41.50
Shelby Cnty Judge of Probate, AL
11/23/2016 10:21:26 AM FILED/CERT



20161123000431120 5/5 \$41.50
Shelby Cnty Judge of Probate, AL
11/23/2016 10:21:26 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	Bank of America, N.A. Co-Trustee of the Marie F. Green Trust B as Amended Brandi Carden & Tina Moddie, Co-Trustees	Grantee's Name	David Robert Reed Jennifer Lynn Reed
Mailing Address	PO BOX 448 Dept #SC3-240-04-18, 4th Floor Columbia, SC 29202-0448	Mailing Address	<u>341 Hwy 61</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>341 Hwy 61</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>November 16, 2016</u>
		Total Purchase Price	<u>\$250,000.00</u>
		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 - 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.

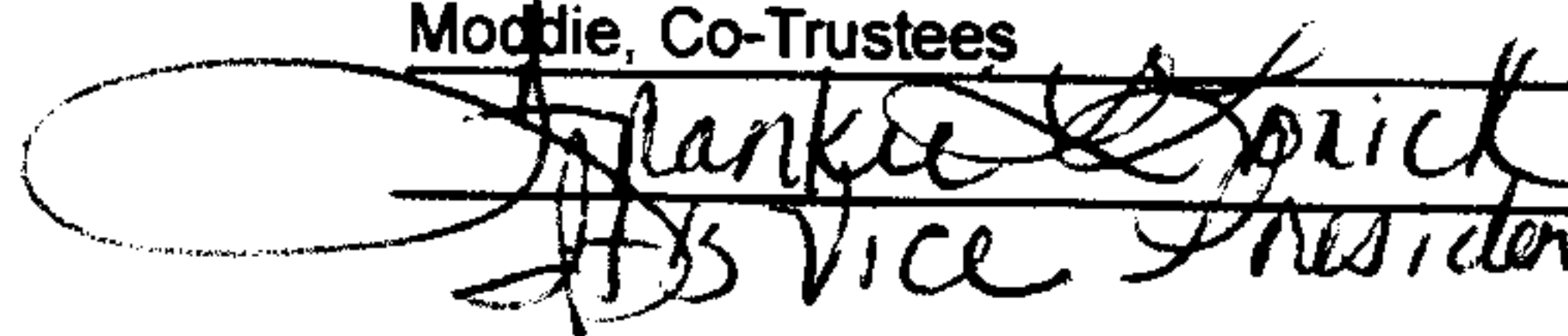
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 November 17, 2016

Print Bank of America, N.A. Co-Trustee of the Marie F.
Green Trust B as Amended Brandi Carden & Tina
Moddie, Co-Trustees


HIS Vice President

Form RT-1