

**THIS INSTRUMENT PREPARED BY:**

**TOMMY ALLEN FRENCH, ATTORNEY AT LAW, LLC**  
418 Main Street, Suite 100  
Trussville, Alabama 35173  
(205) 508-5900

**Send Tax Notice to:**  
Trena Reese  
4597 Riverview Drive  
Birmingham, AL 35244

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

**HEIRSHIP WARRANTY DEED**

**FOR AND IN CONSIDERATION of TEN AND NO/100 (\$10.00) DOLLARS to the undersigned Grantors in hand paid by the Grantee hereinafter named, the receipt and sufficiency whereof is hereby acknowledged, TRENA REESE, A MARRIED WOMAN, CYNTHIA TOMPKINS, A MARRIED WOMAN, AND STEVEN BYERS, A MARRIED MAN, being all the heirs of PATRICIA A. HILL, deceased, as Grantors, do hereby grant, bargain, sell and convey unto TRENA REESE, A MARRIED WOMAN, as Grantee, in fee simple, the following described real estate situated in Shelby County, Alabama:**

**Lot 132, according to the Survey of Final Plat of Hayesbury Phase 1, as recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.**

**Source of Title: Instrument Number: 20131223000489180**

**The above description was furnished by one or more of the parties, and unless shown by separate certificate of title or title insurance policy, no opinion is expressed as to the accuracy of the description or condition of the title to this property.**

**This is not the homestead of any Grantor.**

**TO HAVE AND TO HOLD to the said Grantee in fee simple and to her heirs assigns forever, together with every contingent remainder and right of reversion.**

**AND the Grantors do for themselves and for their heirs, executors and administrators covenant with the Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; and that they will and their heirs, executors and administrators warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.**

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the \_\_\_\_ day of January, 2017.**

 (L.S.)  
**TRENA REESE, Sister**  
**Heir - Grantor**


STATE OF ALABAMA     )

COUNTY OF SHELBY    )

**ACKNOWLEDGMENT**

I, Rebecca L. Robinson, a Notary Public in and for said County and State, do hereby certify that, TRENA REESE, being an the heir of PATRICIA A. HILL deceased, whose name is signed to the foregoing conveyance, and who is known to me,

Shelby County, AL 02/13/2017  
State of Alabama  
Deed Tax: \$126.50

  
20170213000052760 1/3 \$148.50  
Shelby Cnty Judge of Probate, AL  
02/13/2017 01:54:44 PM FILED/CERT

acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same on the date the same bears date.

Sworn and subscribed to before me on this the 31 day January, 2017.

Rebecca L. Robinson  
Notary Public - State at Large  
My Commission Exp.: 2-6-21

Cynthia Tompkins (L.S.)  
CYNTHIA TOMPKINS, Sister  
Heir - Grantor

STATE OF ALABAMA )

COUNTY OF SHELBY )

**ACKNOWLEDGMENT**

I, ~~Cynthia Tompkins~~ Rebecca L. Robinson, a Notary Public in and for said County and State, do hereby certify that, CYNTHIA TOMPKINS, being an the heir of PATRICIA A. HILL deceased, 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 on the date the same bears date.

Sworn and subscribed to before me on this the 31 day January, 2017.

Rebecca L. Robinson  
Notary Public - State at Large  
My Commission Exp.: 2-6-21

Stephen Byers (L.S.)  
STEVEN BYERS, Brother  
Heir - Grantor

STATE OF ALABAMA )

COUNTY OF SHELBY )

**ACKNOWLEDGMENT**

I, ~~Stephen Byers~~ Rebecca L. Robinson, a Notary Public in and for said County and State, do hereby certify that, STEVEN BYERS, being an the heir of PATRICIA A. HILL deceased, 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 on the date the same bears date.

Sworn and subscribed to before me on this the 31 day January, 2017.

Rebecca L. Robinson  
Notary Public - State at Large  
My Commission Exp.: 2-6-21



20170213000052760 2/3 \$148.50  
Shelby Cnty Judge of Probate, AL  
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## Real Estate Sales Validation Form

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

Grantor's Name Trena Reese / Patricia Hill  
Mailing Address 4597 Rivernew Dr.  
Bham AL 35244

Grantee's Name Trena Reese  
Mailing Address 4597 Rivernew Dr.  
Birmingham AL 35244

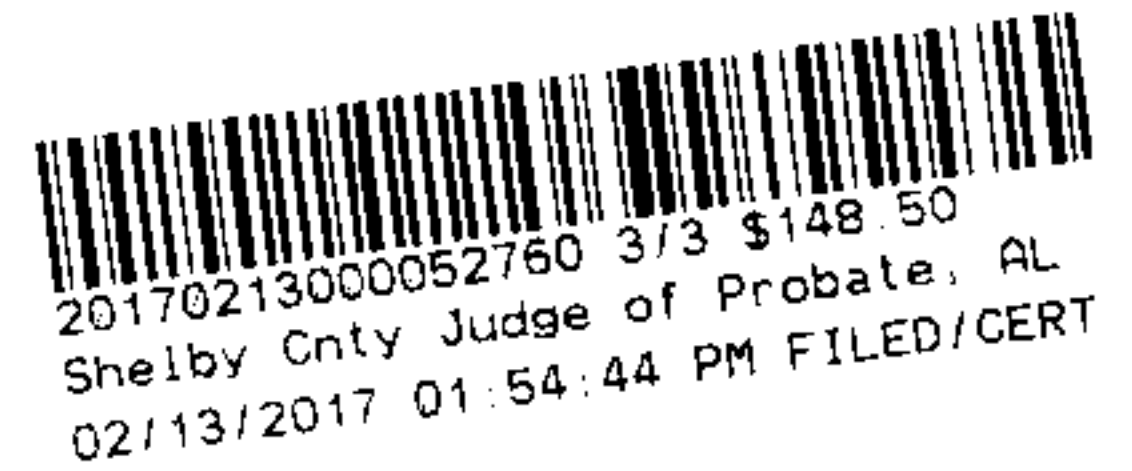
Property Address 140 Hayesbury Ct  
Peihnam 35124

Date of Sale 1/31/17  
Total Purchase Price \$                       
or  
Actual Value \$                       
or  
Assessor's Market Value \$ 126,300

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 2/13/17

Unattested

(verified by)

Print

Trena Reese

Sign

Trena Reese

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1