

This Instrument Prepared By: \$ 330,000.00 (Purchase Price)



Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA §
 §
SHELBY COUNTY § WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED THIRTY THOUSAND DOLLARS AND NO/100 (\$ 330,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **STEPHEN B. REYES and LINDSEY M. REYES, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto HOLICEB. JENKINS, JR. AND NATALIE R. JENKINS* (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama: *for and during their joint lives as jointtenants and upon the death of either, then to the survivor, in feessimple, **SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Instrument #200304300000265980 and amended in Instrument #20040324000150320, Instrument #20050324000132380, Instrument #20050324000132390 and Instrument #20060823000412100.
5. Terms, conditions, obligations, rules, regulations and by-laws of Wild Timber Homeowners' Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #20030430000266990.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced form the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

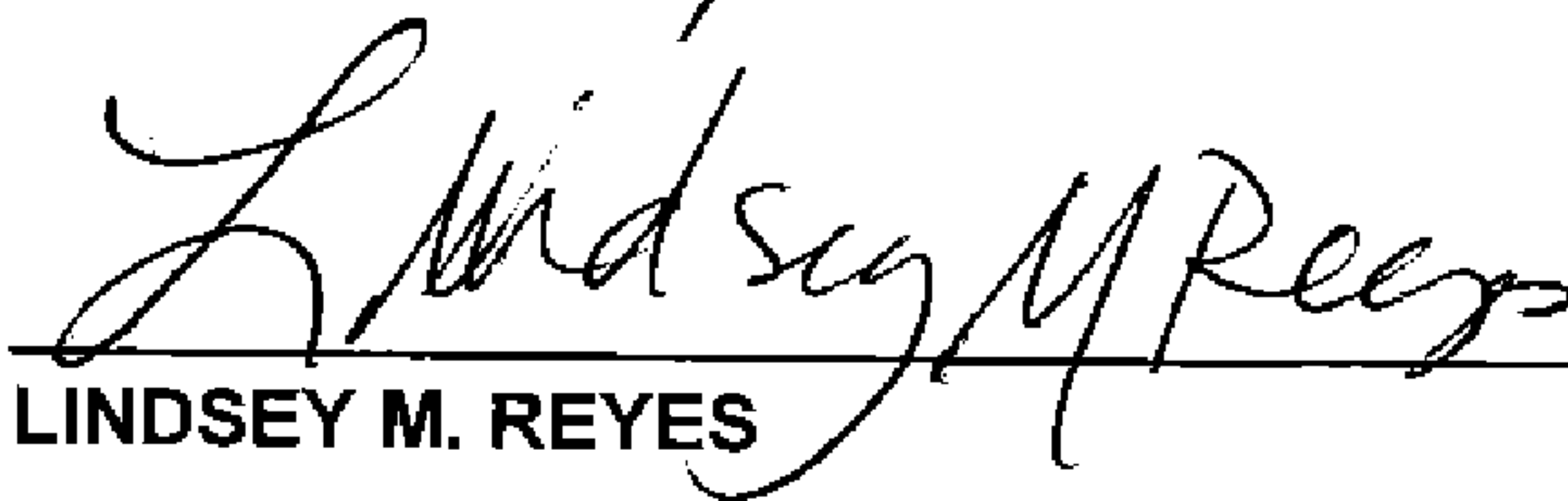
And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND

TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 17th day of June, 2017.



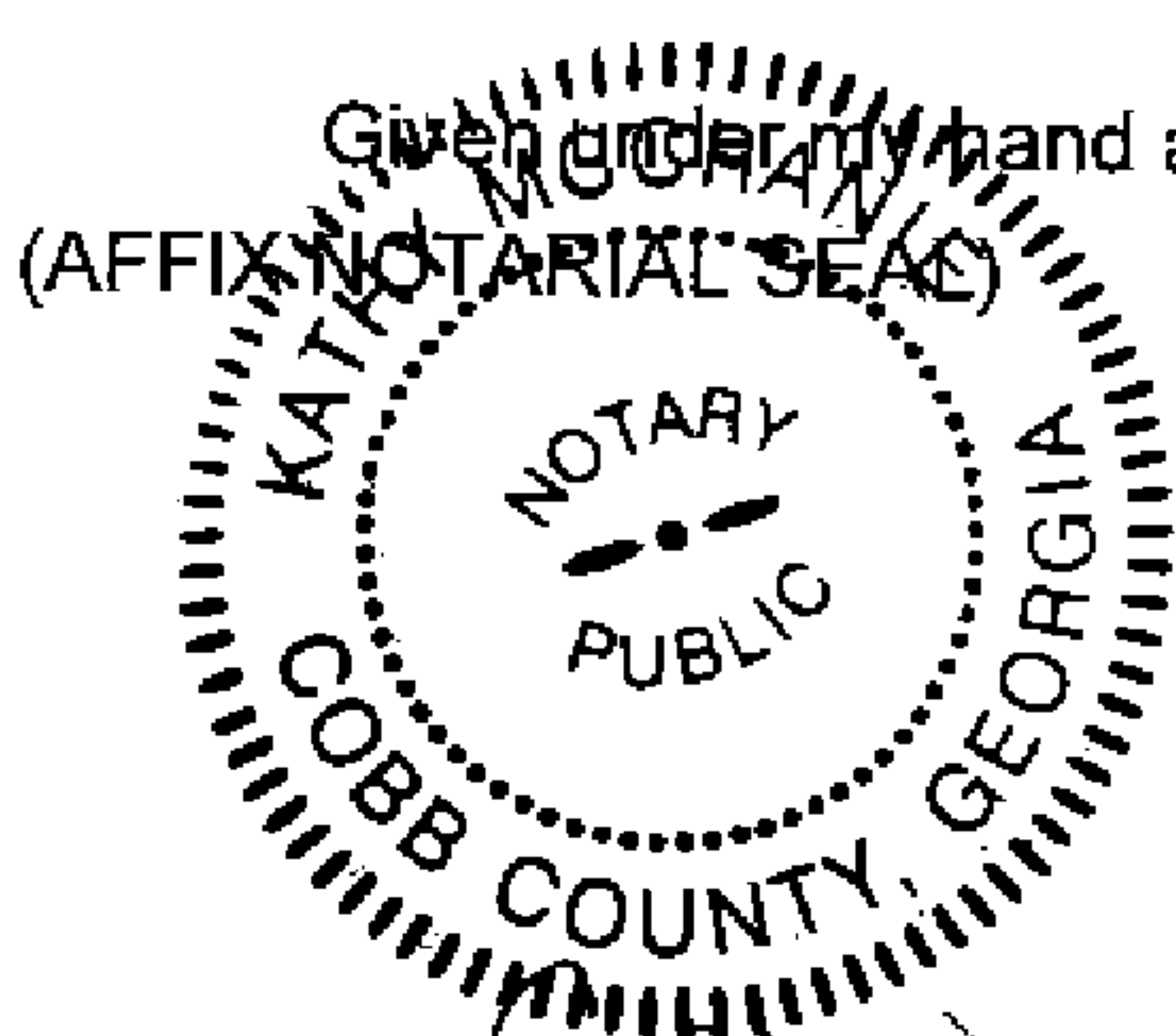
STEPHEN B. REYES



LINDSEY M. REYES

STATE OF Georgia
COUNTY OF Cobb

I, the undersigned Notary Public, in and for said State, hereby certify that, **STEPHEN B. REYES**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.



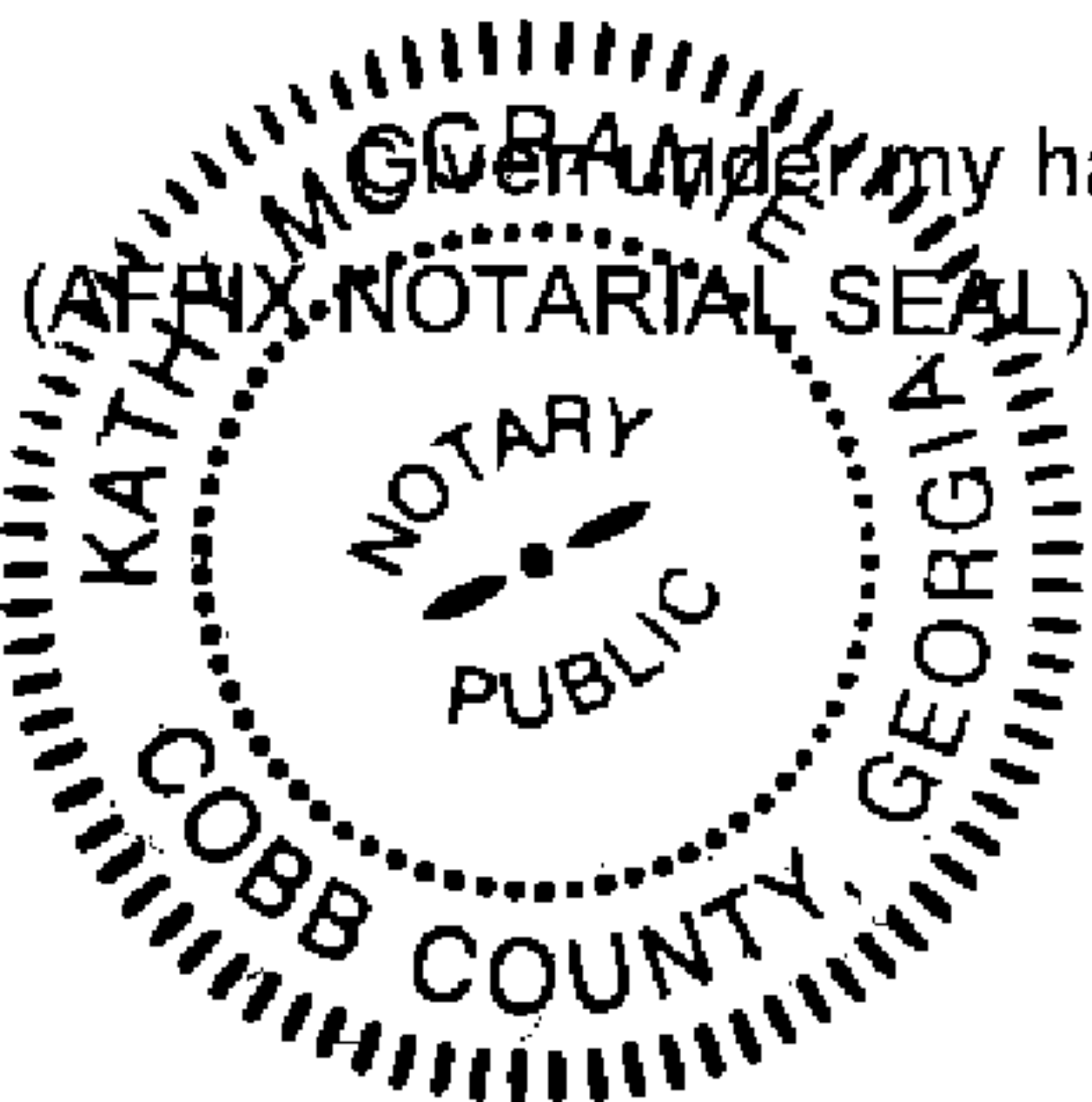


NOTARY PUBLIC

My Commission Expires: 2-9-18

STATE OF Georgia
COUNTY OF Cobb

I, the undersigned Notary Public, in and for said State, hereby certify that **LINDSEY M. REYES**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.





NOTARY PUBLIC

My Commission Expires: 2-9-18

PROPERTY ADDRESS:
620 Ridge View Trail
Pelham, AL 35124

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE ON Sept. 29, 2017

EXHIBIT A

**LOT 419, ACCORDING TO THE SURVEY OF FINAL PLAT OF WILD TIMBER, PHASE 4, AS
RECORDED IN MAP BOOK 37, PAGE 64, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Stephen B. Reyes
Lindsey M. Reyes
 Mailing Address 1699 Wall Street, Suite 700
Mount Prospect, IL 60056

Grantee's Name Holice B. Jenkins Jr.
Natalie R. Jenkins
 Mailing Address 620 Ridge View Trail
Pelham, AL 35124

Property Address 620 Ridge View Trail
Pelham, AL 35124

Date of Sale September 29, 2017
 Total Purchase Price \$330,000.00

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
☒ 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.

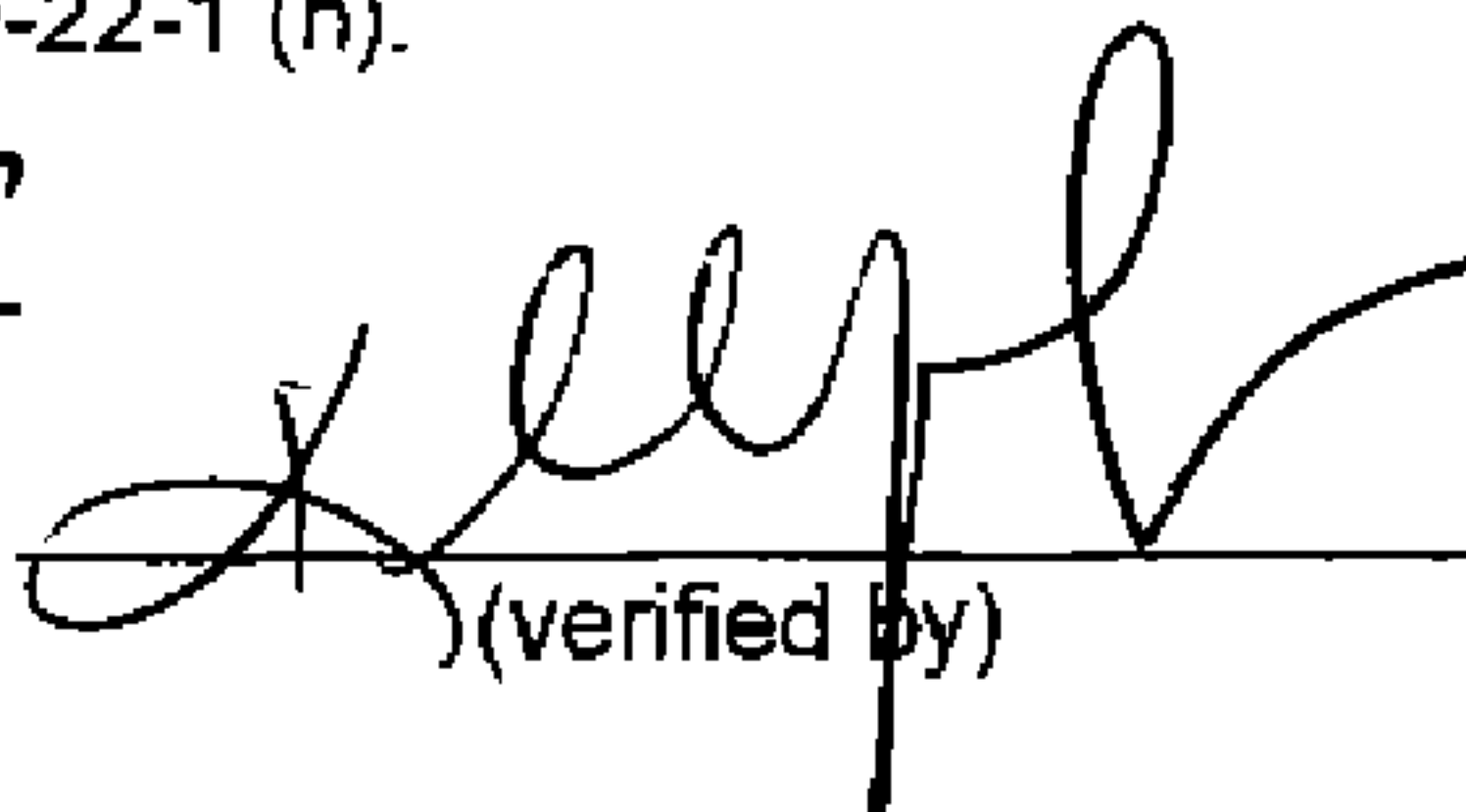
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 9-29-17

Unattested


 (verified by)

Print Holice B. Jenkins, Jr.

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/02/2017 03:25:51 PM
 \$64.00 CHERRY
 20171002000358300

