

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Gregory S. Reid  
Ginger Reid  
271 Rowntree Path  
Helena, AL 35080

20180103000002240 01/03/2018 12:11:13 PM DEEDS 1/3

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Seventy Two Thousand Five Hundred Dollars and No Cents (\$272,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Jimmy Lee Amerson Jr. and Robin A. Amerson, husband and wife, whose mailing address is 645 Candle Lane, Birmingham, AL 35214** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Gregory S. Reid and Ginger Reid, whose mailing address is 271 Rowntree Path, Helena, AL 35080** (herein referred to as Grantees), for and during their joint lives as tenants 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, **the address of which is 271 Rowntree Path, Helena, AL 35080**; to wit;

LOT 99, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE III, AS RECORDED IN MAP BOOK 39, PAGES 123 A,B, AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$262,006.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 39, Page 123 A, B & C.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 39, Page 123 A, B & C.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #2006-62806; Inst #2006-56760; Inst. #2007-1635; Inst. #2006-56759; Inst. #2006-31649 and Inst. #2006-58307 and Inst.#2007-16350, in the Probate Office of Shelby County, Alabama.

Easement as set forth in Inst. No. 2006-42215.

Right of Way to Alabama Power Company recorded in Inst. No. 2006-61280.

Alabama Power Corporation Grant of Land Easement and Restrictive Covenants for Underground Facilities as recorded as Instrument No. 20060630000316490 in the Probate Office of Shelby County, Alabama;

Alabama Power Corporation Easement — Distribution Facilities as recorded as Instrument No. 20060828000422150 in the Probate Office of Shelby County, Alabama;

Articles of Incorporation of Hillsboro Residential Association, Inc. as recorded in Bk: LR200666, Pg: 12615 as Instrument No. 20061121001618520, in the Probate Office of Jefferson County, Alabama, and the unrecorded By-Laws thereof;

Articles of Incorporation of Appleford Swim Club, Inc. as recorded in Bk: LR200666, Pg: 12629 as Instrument No. 20061121001618530, in the Probate Office of Jefferson County, Alabama, and unrecorded By-Laws thereof;



Declaration of Protective Covenants of Hillsboro (Residential) as recorded as Instrument No. 20061121000567590 in the Probate Office of Shelby County, Alabama;

Declaration of Covenants, Conditions, and Restrictions for Appleford (a Hillsboro community) as recorded as Instrument No. 20061121000567600 in the Probate Office of Shelby County, Alabama;

Special Warranty Deed to MMM Properties, LLC, as recorded as Instrument No. 20061130000583070 in the Probate office of Shelby County, Alabama;

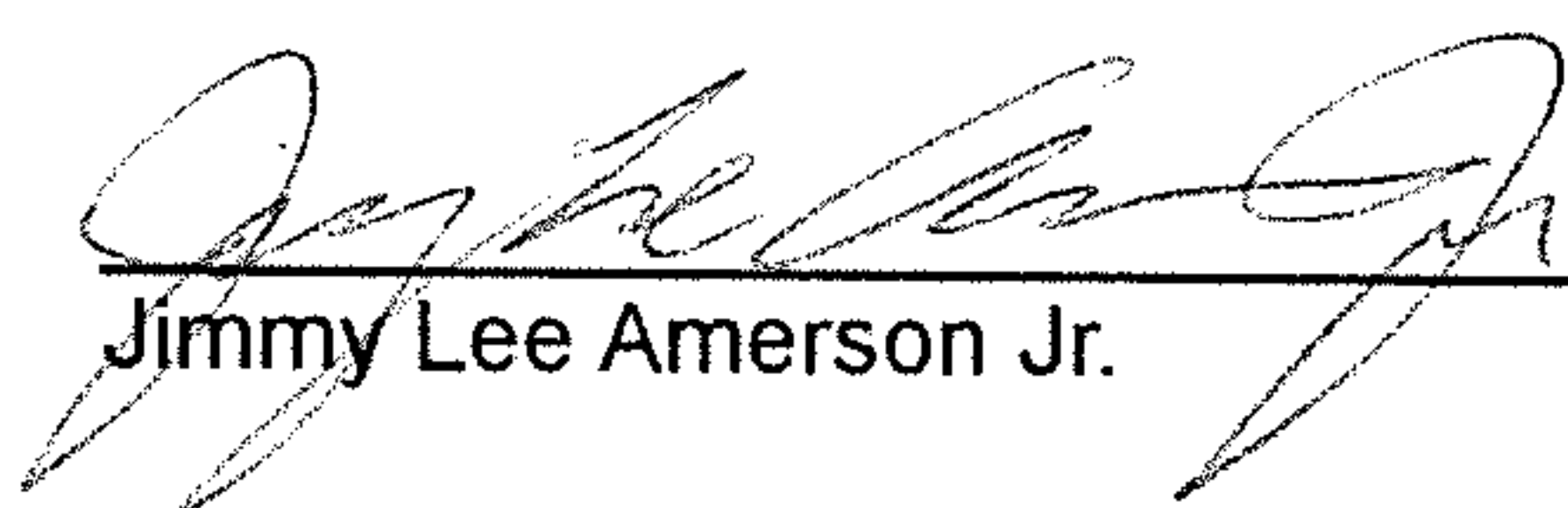
Alabama Power Corporation Easement — Distribution Facilities as recorded as Instrument No. 20061218000612800 in the Probate Office of Shelby County, Alabama; and

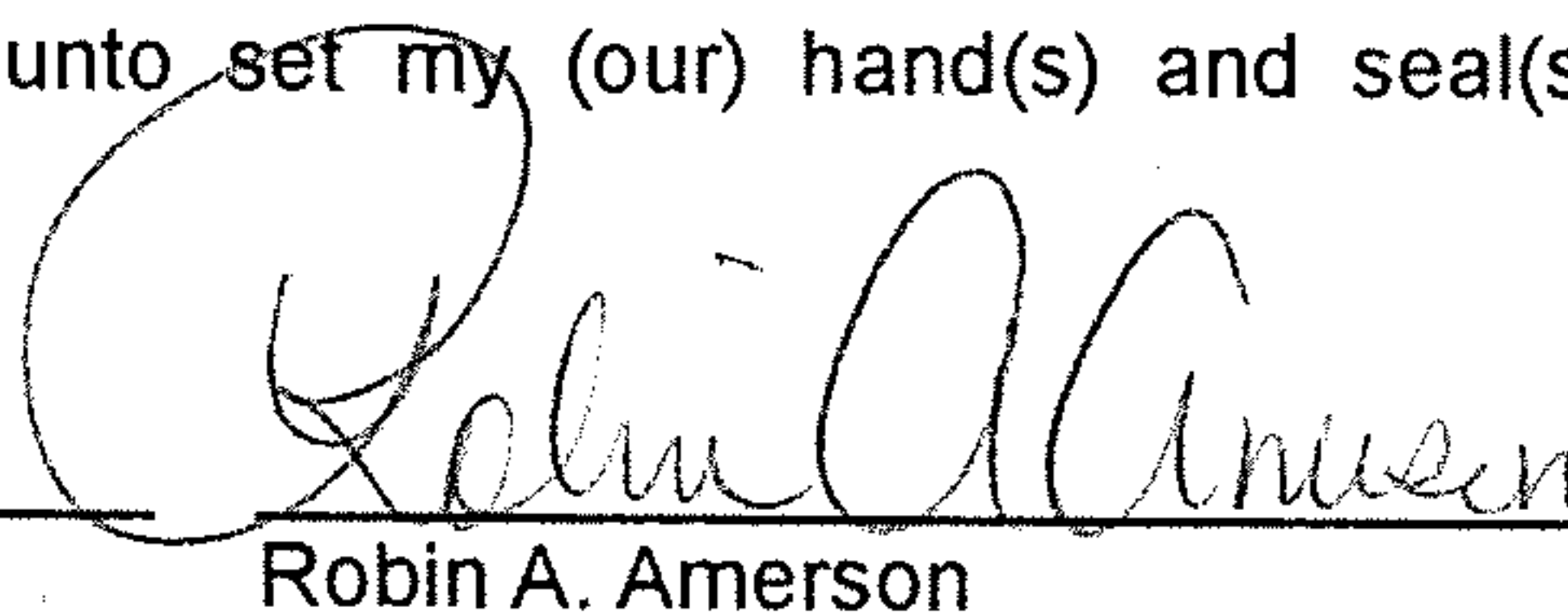
Right of First Refusal Notice to MMM Properties, LLC, as recorded as Instrument No. 20061219000618060 in the Probate Office of Shelby County, Alabama.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of December, 2017.

  
Jimmy Lee Amerson Jr.

  
Robin A. Amerson


State of Alabama

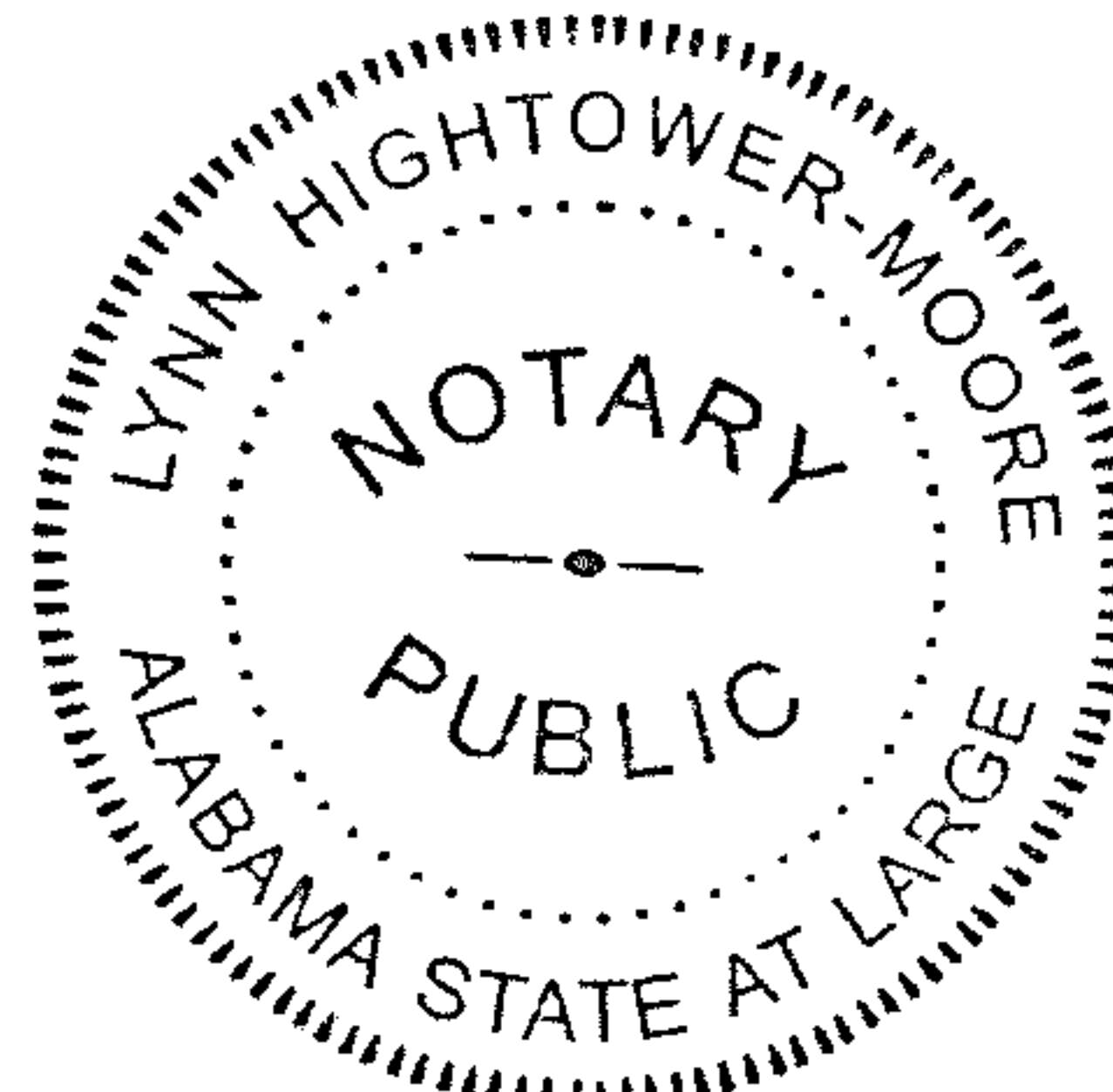
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Jimmy Lee Amerson Jr. and Robin A. Amerson, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of December, 2017.

  
Notary Public, State of ALABAMA  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 1-8-18



Real Estate Sales Validation Form

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

Grantor's Name	Jimmy Lee Amerson Jr. Robin A. Amerson	Grantee's Name	Gregory S. Reid Ginger Reid
Mailing Address	645 Candle Lane Birmingham, AL 35214	Mailing Address	271 Rowntree Path Helena, AL 35080
Property Address	271 Rowntree Path Helena, AL 35080	Date of Sale	December 29, 2017
		Total Purchase Price	\$272,500.00
		or	
		Actual Value	
20180103000002240 01/03/2018 12:11:13 PM DEEDS 3/3 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.

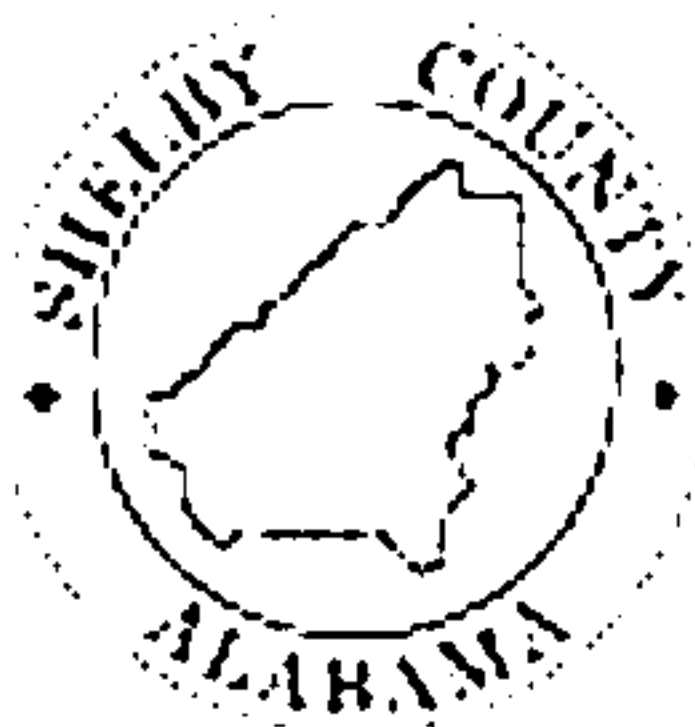
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	December 28, 2017	Print	Jimmy Lee Amerson Jr.
<input type="checkbox"/> Unattested	 (verified by)	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  
01/03/2018 12:11:13 PM  
\$31.50 CHERRY  
20180103000002240