

THIS INSTRUMENT PREPARED BY:
Ryan R. Hendley, Esq.
REYNOLDS, REYNOLDS & LITTLE, LLC
Attorneys at Law
Post Office Box 2863
Tuscaloosa, Alabama 35403-2863
205-391-0073
File No. 4.0143-C
who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.

STATE OF ALABAMA §
 § STATUTORY WARRANTY DEED
SHELBY COUNTY § JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Thousand One Hundred Fifty and No/100 Dollars (\$7,150.00) and other good and valuable consideration, paid to the undersigned **ALACA PLACE DEVELOPMENT, LLC**, an Alabama limited liability company, herein referred to as GRANTOR, whose mailing address is PO Box 2863, Tuscaloosa, AL 35403, by **GARY HENSON** and **JACQUELINE HENSON**, collectively herein referred to as GRANTEES, whose mailing address is 39539 Highway 25, Harpersville, AL 35078 the receipt whereof is acknowledged, GRANTOR does grant, bargain, sell and convey unto GRANTEES, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence south 87 degrees 58 minutes 31 seconds East, a distance of 1136.21 feet; thence South 2 degrees 40 minutes 56 seconds West, a distance of 658.30 feet to the POINT OF BEGINNING; thence South 2 degrees 11 minutes 50 seconds West, a distance of 28.98 feet, thence South 2 degrees 00 minutes 07 seconds West a distance of 79.74 feet; thence South 1 degree 51 minutes 53 seconds West a distance of 144.23 feet; thence South 62 degrees 35 minutes 05 seconds West a distance of 194.93 to the easterly right of way line of Cotton Circle and the point of curvature of a non-tangent curve, concave to the West, having a radius of 158.92 feet, a central angle of 41 degrees 36 minutes 14 seconds and a chord of 112.88 feet bearing North 20 degrees 52 minutes 29 seconds West,; thence North along said curve, a distance of 115.40 feet; thence North 35 degrees 13 minutes 46 seconds East a distance of 292.78 feet; thence South 37 degrees 45 minutes 20 seconds East, a distance of 53.00 feet to the POINT OF BEGINNING.

Said property being located at 142 Cotton Circle, Vincent, AL 35178

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

Shelby County, AL 01/04/2018
State of Alabama
Deed Tax: \$15.00


20180104000004100 1/3 \$36.00
Shelby Cnty Judge of Probate: AL
01/04/2018 11:08:15 AM FILED/CERT

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, if any, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property. By acceptance of this deed, GRANTEES acknowledge the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto 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. GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 3rd day of August, 2016.

ALACA PLACE DEVELOPMENT, LLC

By: _____

Robert P. Reynolds
Its Sole Member

STATE OF ALABAMA

§

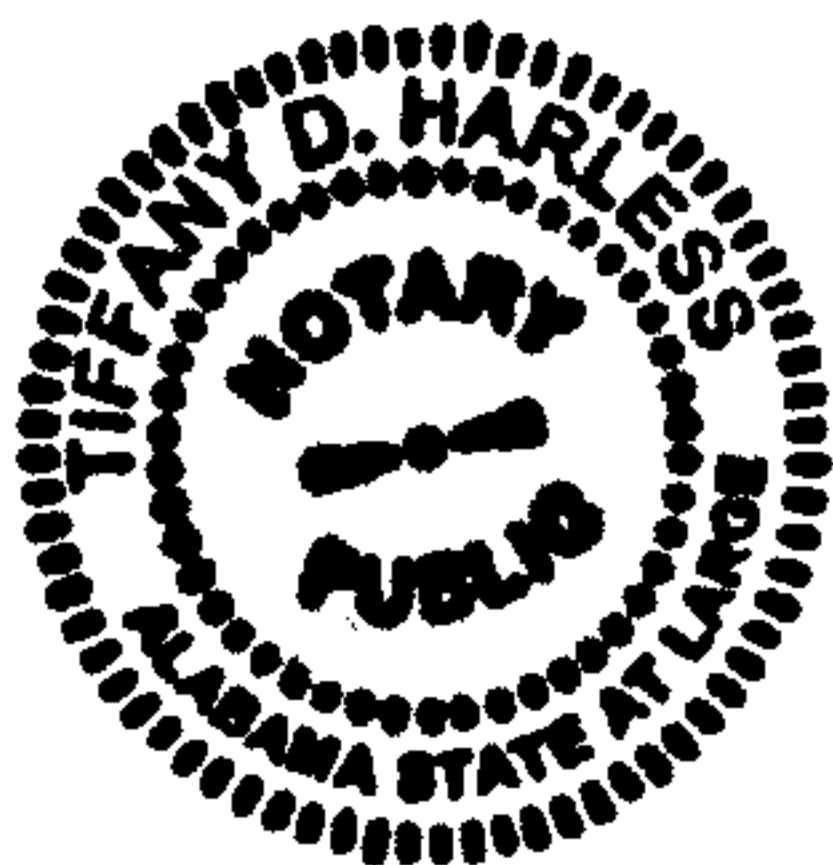
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COUNTY OF TUSCALOOSA

§

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Robert P. Reynolds, whose name as sole member of Alaca Place Development, LLC, an Alabama limited liability company, 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 this instrument, he, as such sole member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and official seal, this the 3rd day of August, 2016.



Tiffany Harless

Notary Public

My Commission Expires: 03/01/2020



Real Estate Sales Validation Form

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

Grantor's Name ALACA Place Dev
Mailing Address P.O. Box 2863
Tuscaloosa AL 35403

Grantee's Name Jacqueline / Gary Henson
Mailing Address 39539 Hwy 25
Harpersville AL 35078

Property Address 1162 Cotton Cir
Vincent AL
35178

Date of Sale 8/3/16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 15,000

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 1/4/18

Print Jacqueline Henson

Sign Jacqueline Henson
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20180104000004100 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
01/04/2018 11:08:15 AM FILED/CERT

Form RT-1