

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
DEAN L. SICKING
2370 CAHABA VALLEY ROAD
INDIAN SPRINGS, AL 35124

WARRANTY DEED

**20180118000015680
01/18/2018 08:06:18 AM
DEEDS 1/4**

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, ROGER REUSE, a married person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto DEAN L. SICKING AND LOLA T. SICKING (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

\$292,500 OF THE CONSIDERATION ABOVE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto ~~his hands~~ and seals, this 16th day of JANUARY, 2018.



ROGER REUSE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ROGER REUSE, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of JANUARY, 2018.



Notary Public

My Commission Expires: 9/18/2021

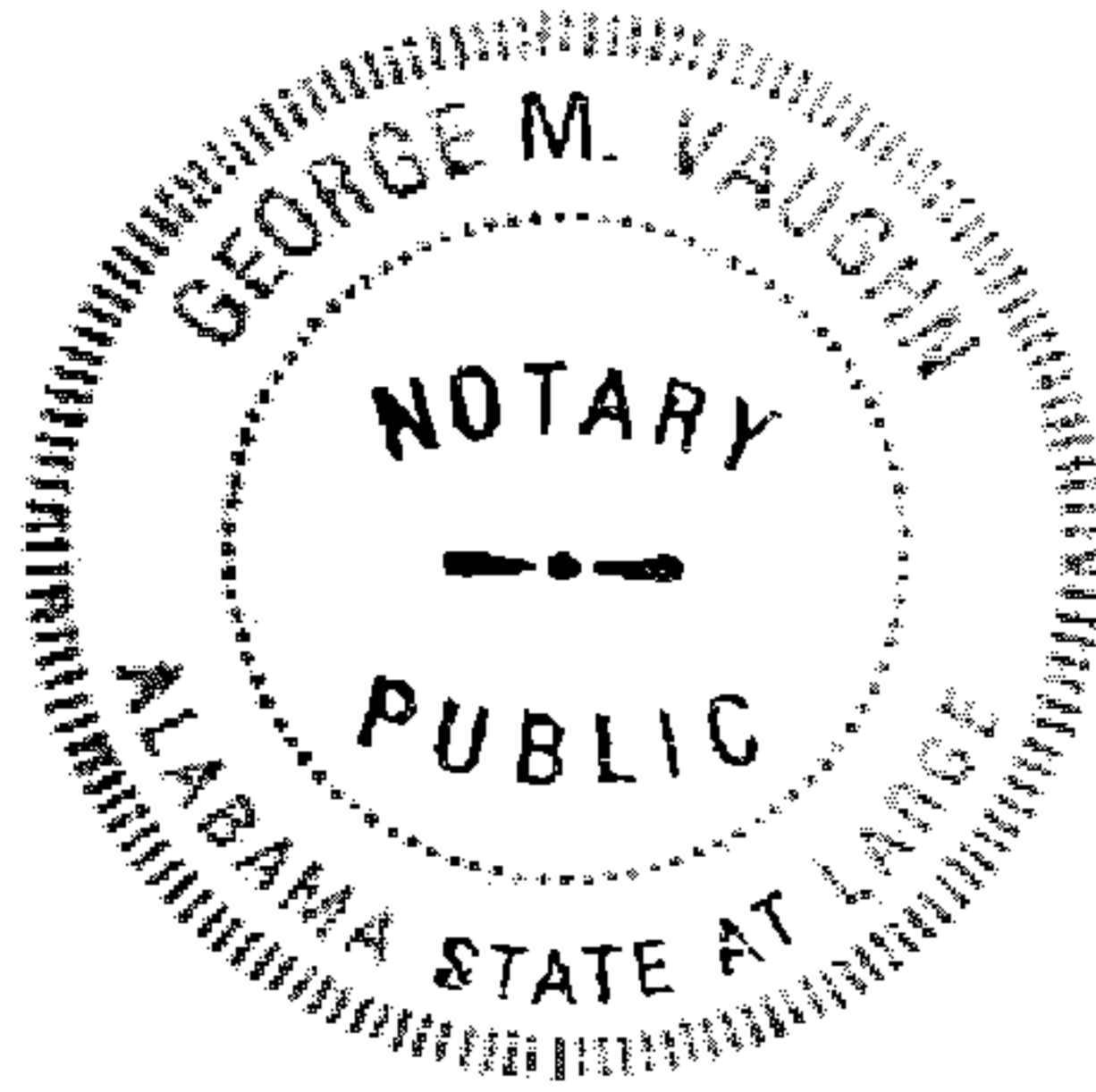


EXHIBIT A

LEGAL DESCRIPTION

Commence at a found 1" open pipe marking the Northwest corner of the Southwest ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in a Southerly direction along the West line of said Section 28 a distance of 214.32 feet to a found 1-1/4" crimped pipe, thence deflect 47 degrees 02 minutes 07 seconds and run to the left and in a Southeasterly direction 1041.73 feet to a found 3/8" rebar, said lying point lying on the Southeasterly right of way of Alabama Highway 119 (Cahaba Valley Road), said point also being the point of beginning of the herein described parcel; thence deflect 74 degrees 51 minutes 50 seconds and run to the left and in a Northeasterly direction and along said Southeasterly right of way 27.58 feet to a set HMM ½" rebar and cap and the point of curvature of a curve to the right having a radius of 50,000.00 feet and a central angle of 0 degrees 18 minutes 57 seconds; thence run in a Northeasterly direction along the arc of said curve and along said Southeasterly right of way 275.62 feet to a set HMM ½" rebar and cap; thence continue tangent to last described curve and along said Southeasterly right of way run in a Northeasterly direction 75.07 feet to a set HMM ½" rebar and cap; thence turn an interior angle of 92 degrees 12 minutes 45 seconds and run to the right and in a Southeasterly direction along said Southeasterly right of way 70.26 feet to a set HMM ½" rebar and cap; thence turn an interior angle of 234 degrees 48 minutes 32 seconds and run to the left and in an Easterly direction along said Southeasterly right of way 42.56 feet to a set HMM ½" rebar and cap; thence turn an interior angle of 275 degrees 28 minutes 36 seconds and run to the left in a Northerly direction along said Southeasterly right of way 105.27 feet to a set HMM ½" rebar and cap; thence turn an interior angle of 117 degrees 30 minutes 07 seconds and run to the right and in a Northeasterly direction along said Southeasterly right of way 34.05 feet to a found Conn & Allen rebar and cap; thence turn an interior angle of 90 degrees 07 minutes 21 seconds and leaving said right of way run to the right and in a Southeasterly direction 209.98 feet to a set HMM ½" rebar and cap; thence turn an interior angle of 180 degrees 30 minutes 19 seconds and run to the left and in a Southeasterly direction 176.41 feet (deed), 176.43 (meas.) to a set HMM ½" rebar and cap; thence turn an interior angle of 182 degrees 17 minutes 30 seconds and run to the left in a Southeasterly direction 99.76 feet to a found Conn & Allen rebar and cap; thence turn an interior angle of 88 degrees 07 minutes 32 seconds and run to the right and in a Southwesterly direction 284.57 feet to a point in a lake; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left and in a Southeasterly direction 353.61 feet to the centerline of Bishop Creek; thence turn an interior angle of 112 degrees 37 minutes 04 seconds and run to the right and in a Southwesterly direction along the meander of said centerline of creek 193.61 feet more or less; thence turn an interior angle of 90 degrees 02 minutes 31 seconds and leaving said centerline, run to the right in a Northwesterly direction 531.11 feet to a found 3/8" rebar; thence turn an interior of 120 degrees 06 minutes 26 seconds and run to the right in a Northwesterly direction 215.74 feet (deed), 215.74 feet (meas.) to a found 3/8" rebar; thence turn an interior angle of 205 degrees 10 minutes 53 seconds (deed), 205 degrees 12 minutes 15

seconds (meas.) and run to the left and in a Northwesterly direction 266.58 feet (deed), 266.79 feet (meas.) to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Roger Reuse
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Ste 200
Birmingham AL 35242

Grantee's Name Dean L Sicking
Mailing Address 2370 Cahaba Valley Road
Indian Springs, AL 35124

Property Address 2370 Cahaba Valley Road
Indian Springs AL 35124

Date of Sale 1/16/2018
Total Purchase Price \$ 390,000

or
Actual Value \$ _____

20180118000015680 01/18/2018 08:06:18 AM DEEDS 4/4 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 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 1/16/2018

Print George M. Vaughn

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
01/18/2018 08:06:18 AM
\$121.50 CHERRY
20180118000015680

[Signature]