

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michael Reeves
2160 Hwy 48
W 15th Ave, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THOUSAND AND NO/00 DOLLARS (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lyndal R. Martin, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Kirsten Michael Reeves and Rachel Dawn Tully Reeves (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.
3. No part of the homestead of the Grantor herein.


Lyndal R. Martin is the surviving Grantee in Instrument # 20050406000160450. The other Grantee Buster Martin is deceased having died on March 22, 2012.

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 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of January, 2018.

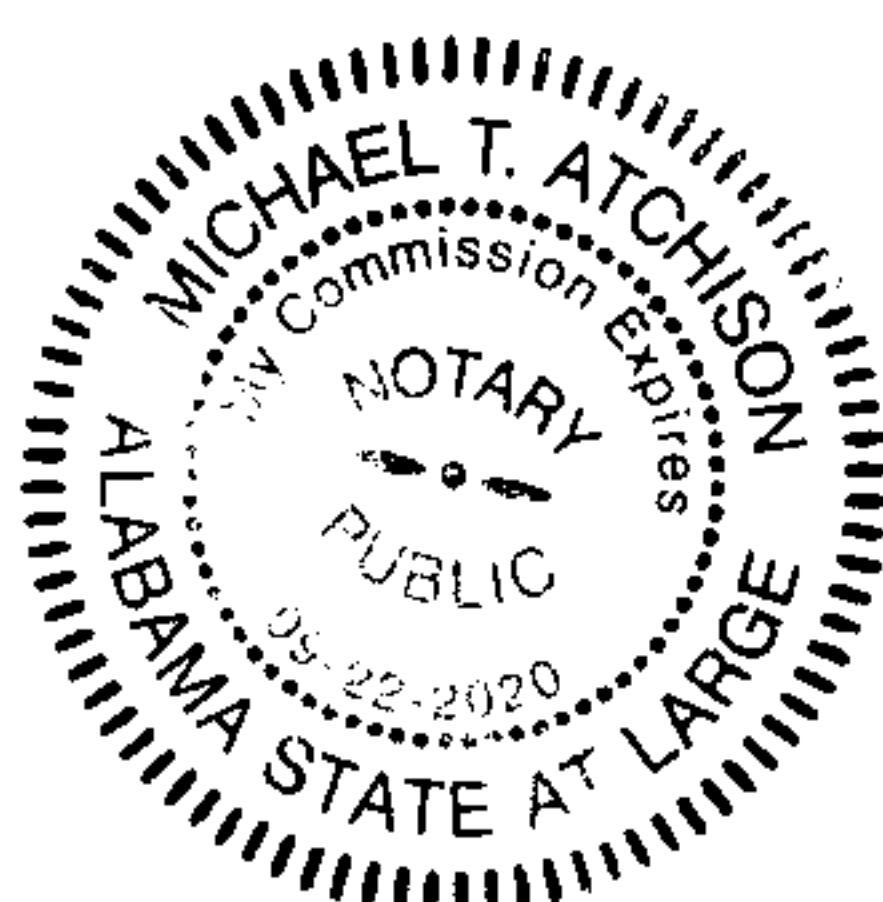
Lyndal R. Martin
Lyndal R. Martin


20180206000038990 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/06/2018 08:31:39 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Lyndal R. Martin**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2018.

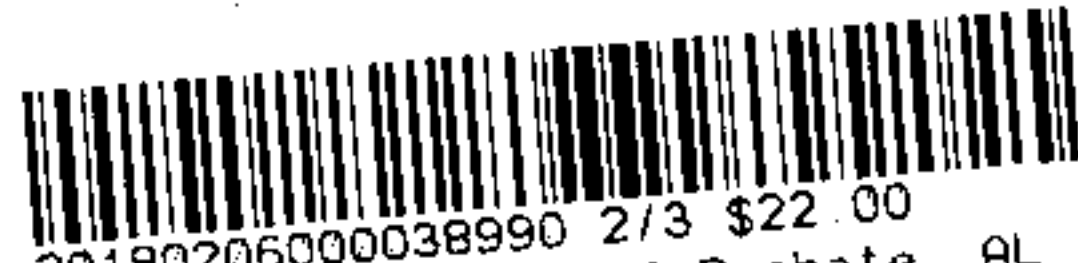


Michael T. Atchison
Notary Public
My Commission Expires: 9/22/2020

POOR QUALITY

Exhibit "A"
Legal Description

Part of the Northwest 1/4 of the Northwest 1/4 of Section Two Township 21 South Range One. Commence at the Northwest corner of said 1/4-1/4 section; thence run East along the North line of said Section Two 362.71 feet to the point of beginning; thence continue Easterly along said North line a distance of 285.99 feet to a point. Thence turn an angle to the right of 90 degrees and run Southerly along an existing fence 340.47 feet to a point. Turn an angle to the right of 90 degrees 0 minutes and 50 seconds and run in a Westerly direction a distance of 261.88 feet thence turn an angle to the right of 81 degrees 48 minutes 59 seconds and run a distance of 143.32 feet to a point. Thence, turn an angle to the right of 6 degrees 55 minutes 57 seconds and run a distance of 197.39 feet to the point of beginning.



20180206000038990 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name Lyndal R. Martin Grantee's Name Kirsten Michael Reeve
Mailing Address 133 Golden Meadow Drive Mailing Address 2160 Hwy 48
Mobile, AL 36607 W. Irvine, AL 36486

Property Address 2160 Hwy 48 Date of Sale 1-30-18
W. Irvine AL 36486 Total Purchase Price \$ 100,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 1-30-18

Print Lyndal R. Martin

Unaffested

Sign Lyndal R. Martin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

