

Send tax notice to:
Nathan Reinhard & Margaret Reinhard
1697 Creekside Drive
Hoover, AL 35244
PEL1800369

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars (\$292,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Edna Amanda Wilson, a married woman whose mailing address is: 4858 Crystal Cir. Hoover, AL 35226 (hereinafter referred to as "Grantor"), by Nathan Reinhard and Margaret Reinhard (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 225, according to the Final Record Plat of Creekside Phase 2, Part B, as recorded in Map Book 39, Pages 58A and 58B, in the Probate Office of Shelby County, Alabama.

Nathan Reinhard is one and the same person as Nathaniel T. Reinhard.

Margaret Reinhard is one and the same person as Margaret A. Reinhard.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$277,875.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

Edna Amanda Wilson is one the same person as Edna Amanda Williams, Grantee in that certain deed recorded in Instrument No. 20110714000204850 in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, 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, Grantor Edna Amanda Wilson has hereunto set her signature and seal on June 26, 2018.


Edna Amanda Wilson

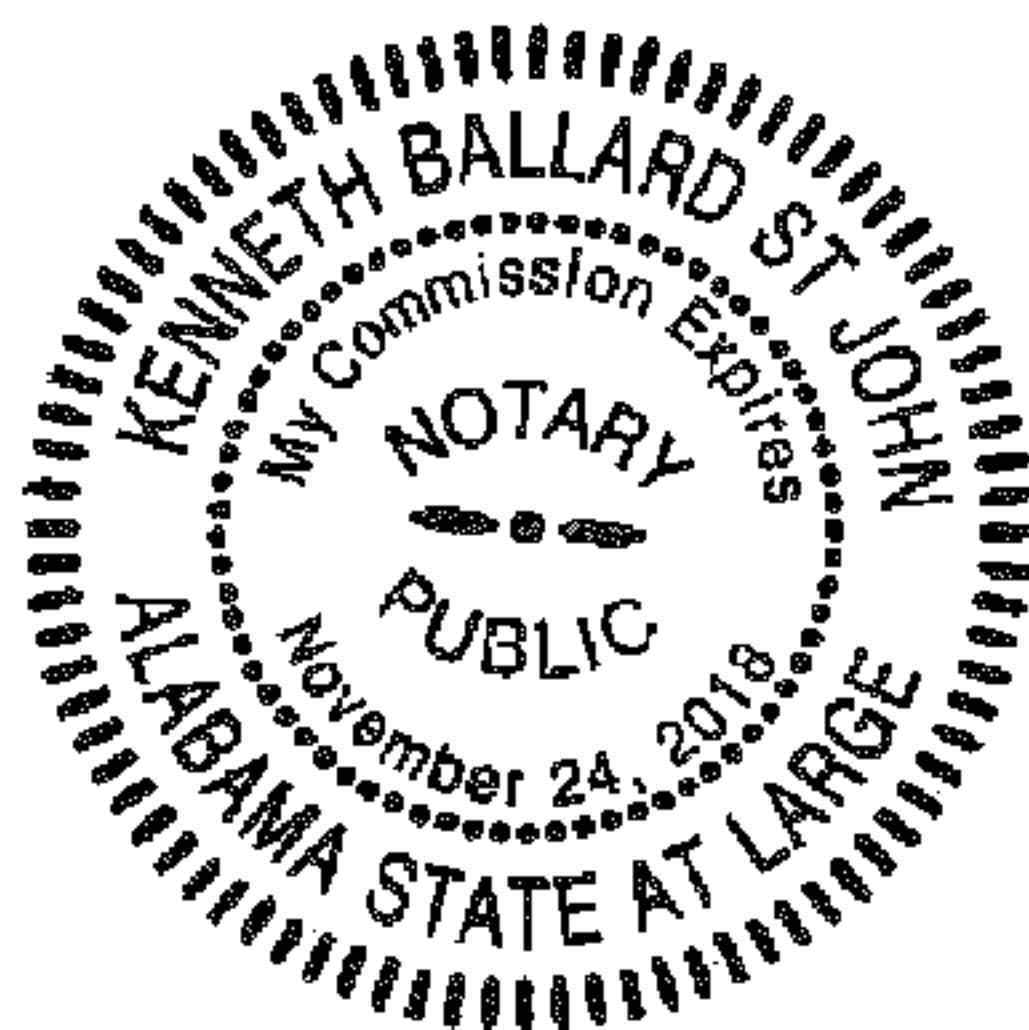
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edna Amanda Wilson, a married woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2018.

(NOTARIAL SEAL)


Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018



Real Estate Sales Validation Form

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

Grantor's Name	<u>Edna Annabel Wilson</u>	Grantee's Name	<u>Nathan Reinhard</u>
Mailing Address	<u>4558 Crystal Circle</u> <u>Hoover AL 35226</u>	Mailing Address	<u>Margaret Reinhard</u> <u>1697 Creekside Drive</u> <u>Hoover AL 35244</u>
Property Address	<u>1697 Creekside Drive</u> <u>Hoover AL 35244</u>	Date of Sale	<u>6-26-18</u>
		Total Purchase Price	<u>\$ 292,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	<u>6-26-18</u>	Print	<u>Catherine H. Scott</u>
Unattested		Sign	<u>Catherine H. Scott</u>
	(verified by)		(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
07/03/2018 02:32:36 PM
\$36.00 CHERRY
20180703000237560