

Send Tax Bills To:
Tyler Alexander Reese and Lila Deaton Reese
290 Chreokee Trail
Indian Springs, AL 35124

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **KYTRENA TUTTLE**, a married woman, **WES DUCKETT AND JESSICA DUCKETT**, husband and wife, ("Grantors") do hereby grant, bargain, sell and convey unto **TYLER ALEXANDER REESE AND LILA DEATON REESE**, ("Grantees") as joint tenants, during their joint lives 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, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:


Commence at the Northwest corner of the Southwest ¼ of Section 22, Township 19 South, Range 2 West; thence run East along the North line of Southwest ¼ a distance of 649.8 feet; thence turn an angle to the right of 87 degrees 46 minutes 30 seconds and run in a Southerly direction for a distance of 127.36 feet to the Point of Beginning; from the point of beginning thus obtained, thence continue along the last described course for a distance of 115.00 feet; thence turn an angle of 92 degrees 12 minutes 47 seconds to the right and run in a Westerly direction for a distance of 310.71 feet to the East right of way boundary of Cherokee Trail; thence run in a Northerly direction along the East right of way line of Cherokee Trail to a point of 127.29 feet Southerly of the North line of the Southwest ¼ of Section 22, Township 19 South, Range 2 West; thence run in an Easterly direction parallel with said North line of the Southwest ¼ a distance of 308.48 feet to the point of beginning.

Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

The property, which is the subject of this conveyance, is not the homestead of the Grantor, Kytrena Tuttle, or her spouse.

\$243,508.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD 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, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor. And Grantors do for themselves and for the heirs, executors, administrators, successors and assigns of Grantors, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantors are lawfully seized in fee simple of


20181205000424940 1/4 \$29.50
Shelby Cnty Judge of Probate, AL
12/05/2018 09:29:33 AM FILED/CERT


Shelby County, AL 12/05/2018
State of Alabama
Deed Tax: \$4.50

said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 29 day of November 2018.

"GRANTORS:"

 [SEAL]
Wes Duckett

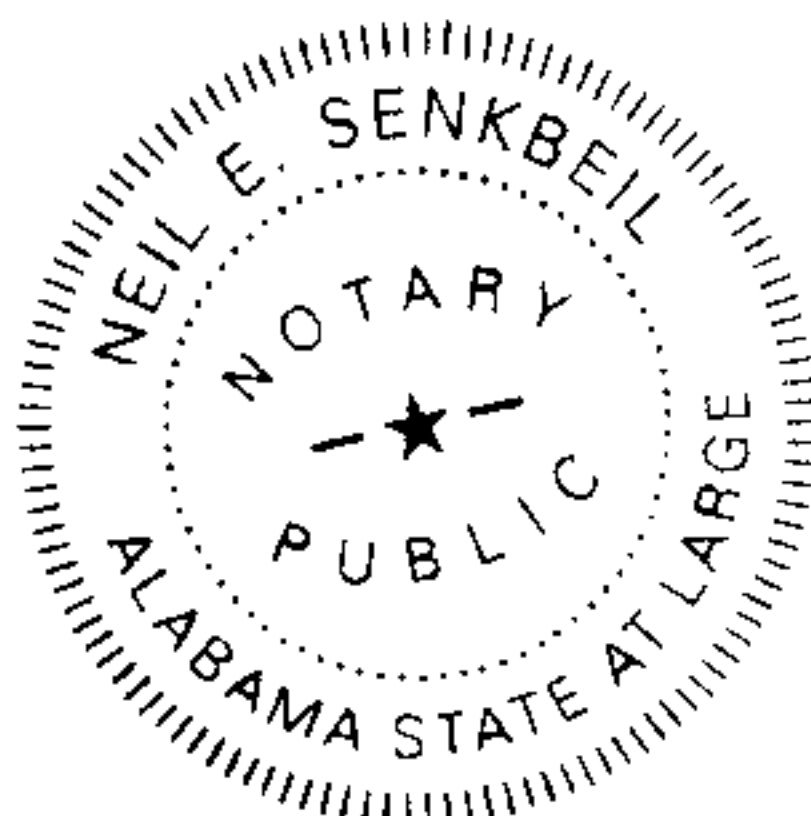

20181205000424940 2/4 \$29.50
Shelby Cnty Judge of Probate, AL
12/05/2018 09:29:33 AM FILED/CERT

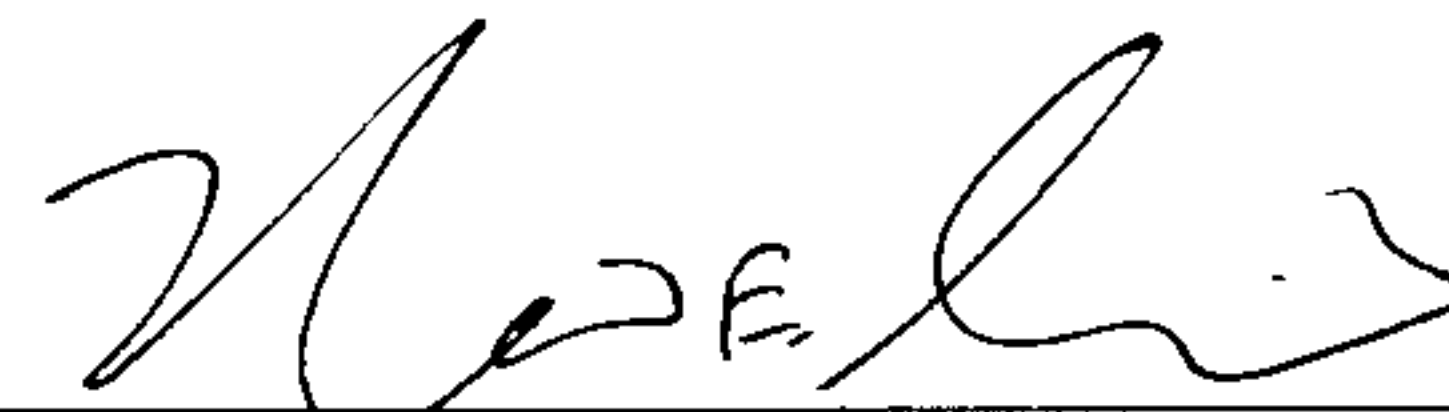
 [SEAL]
Jessica Duckett

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Wes Duckett and Jessica Duckett**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of November, 2018.




Notary Public
My Commission Expires: _____

NEIL E. SENKBELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
June 29, 2020

IN WITNESS WHEREOF, Grantor, Kytrena Tuttle, has hereunto set her hand and seal as of this 26 day of November.

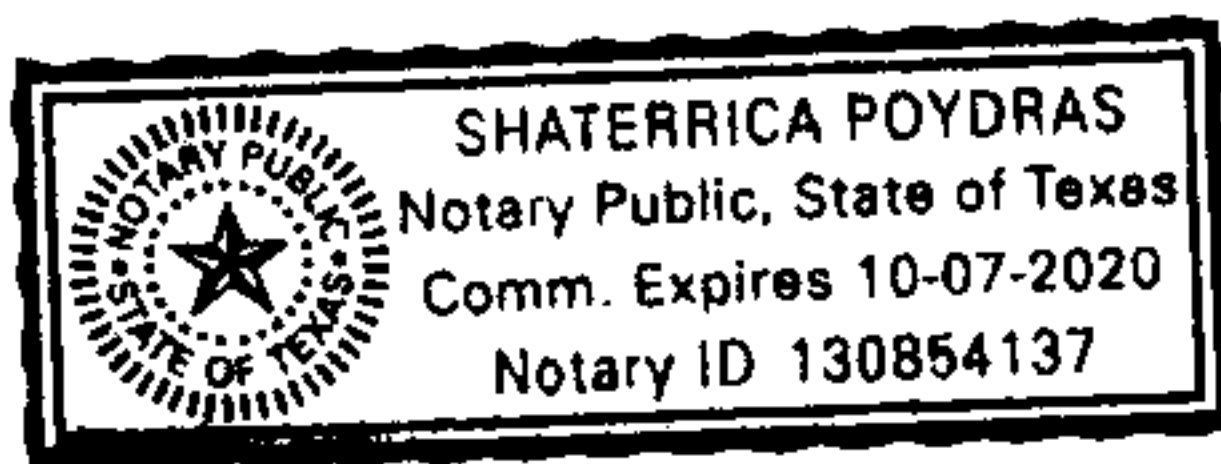
"GRANTOR:"

Kytrena Tuttle [SEAL]
Kytrena Tuttle

STATE OF Texas)
COUNTY OF Harris)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kytrena Tuttle**, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of November, 2018.



Shatterica Poydras
Notary Public
My Commission Expires: 10/07/20

20181205000424940 3/4 \$29.50
Shelby Cnty Judge of Probate: AL
12/05/2018 09:29:33 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jessica Duckett, Wes Duckett,
Mailing Address Kytrena Tuttle
290 Cherokee Trail
Indian Springs, AL 35124

Grantee's Name Tyler Alexander Reese and Lila
Mailing Address Deaton Reese
271 Ivy Lane
Auburn, AL 36830

Property Address 290 Cherokee Trail
Indian Springs, AL 35124

Date of Sale 11/29/2018
Total Purchase Price \$ 248,000.00
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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" 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 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 12/1/2018

Print Nelly E. Senter

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

