

Commitment Number: 24659340

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-1-01-2-001-003.136

GENERAL WARRANTY DEED

ASHLEY CHILDRESS, N/K/A ASHLEY REID, grantor, a married woman, whose mailing address is 3513 WILDEWOOD DR PELHAM AL 35124, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to ASHLEY REID and SCOTT REID, wife and husband, for and during their joint lives, as joint tenants 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, hereinafter grantees, whose tax mailing address is 3513 WILDEWOOD DR PELHAM AL 35124, the following real property:

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA LOT 54, BLOCK 1, ACCORDING TO THE SURVEY OF WILDEWOOD VILLAGE, FIFTH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 165, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SOURCE OF TITLE: INSTRUMENT 20060317000119770

Property Address is: 3513 WILDEWOOD DR PELHAM AL 35124

Prior instrument reference: 20050317000119770

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 12.21, 2018:



ASHLEY CHILDRESS, N/K/A ASHLEY REID

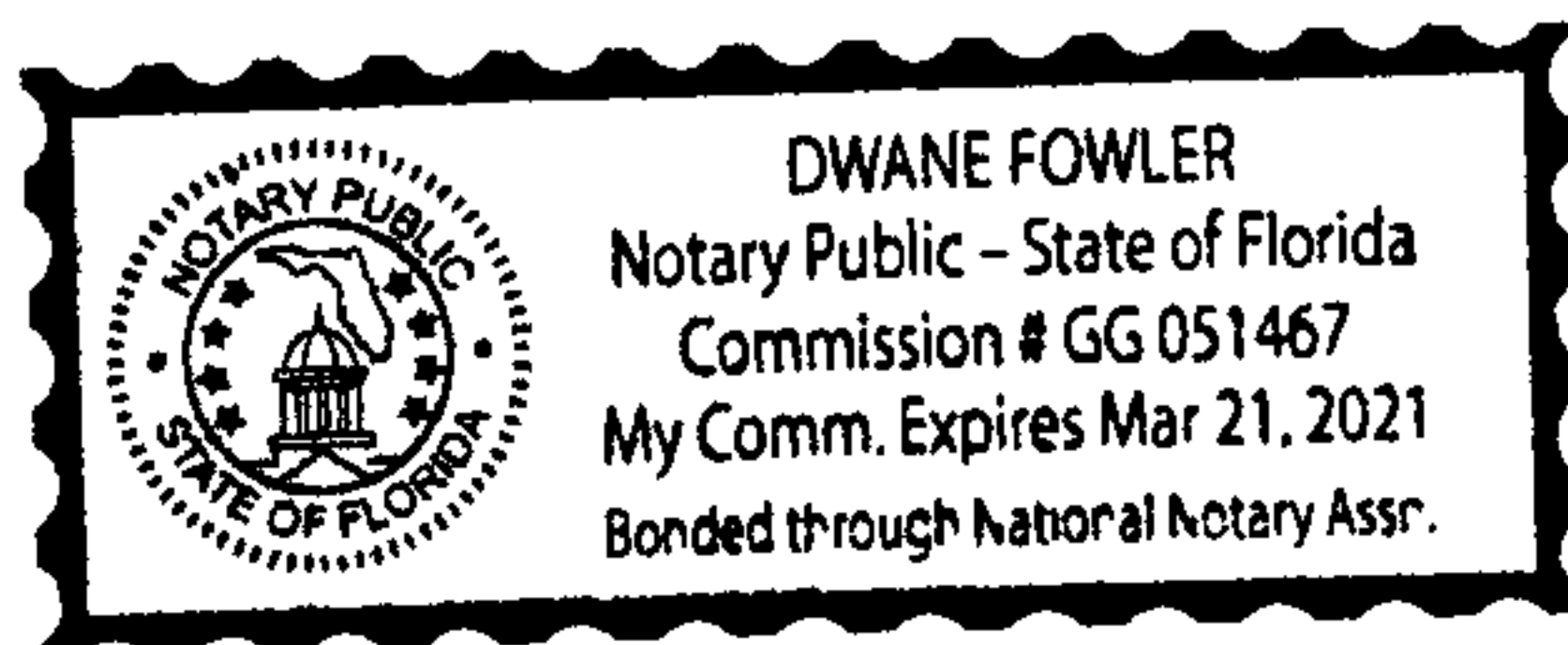
STATE OF FL
COUNTY OF St. Johns

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **ASHLEY CHILDRESS, N/K/A ASHLEY REID** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 21 day of Dec, 2018



Notary Public



Real Estate Sales Validation Form

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

Grantor's Name ASHLEY CHILDRESS,
N/K/A ASHLEY REID
 Mailing Address 3513 WILDEWOOD DR
DRPELHAM AL 35124

Grantee's Name ASHLEY REID
and SCOTT REID
 Mailing Address 3513 WILDEWOOD
DRPELHAM AL 35124

Property Address 3513 WILDEWOOD DR
DRPELHAM AL 35124

Date of Sale _____
 Total Purchase Price \$1.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$104,700.00
(1/2 value = \$52,350.00)

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 _____

Print ASHLEY REID

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/02/2019 10:19:18 AM
 \$73.50 CHERRY
 20190102000000410

Allen S. Bayal