

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Reese Holdings, LLC  
616 Trace Crossings Trail  
Hoover, AL 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Twenty Five Thousand and 00/100 (\$125,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Skylar R. Keele Howard and husband, Klayton Howard and Vencent Keele, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Reese Holdings, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 2, according to the Final Plat of Somerset, Phase 2, as recorded in Map Book 32, Page 142, in the Probate Office of Shelby County, Alabama.**

Subject To:  
Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.


Existing covenants and restrictions, easements, building lines and limitations of record.

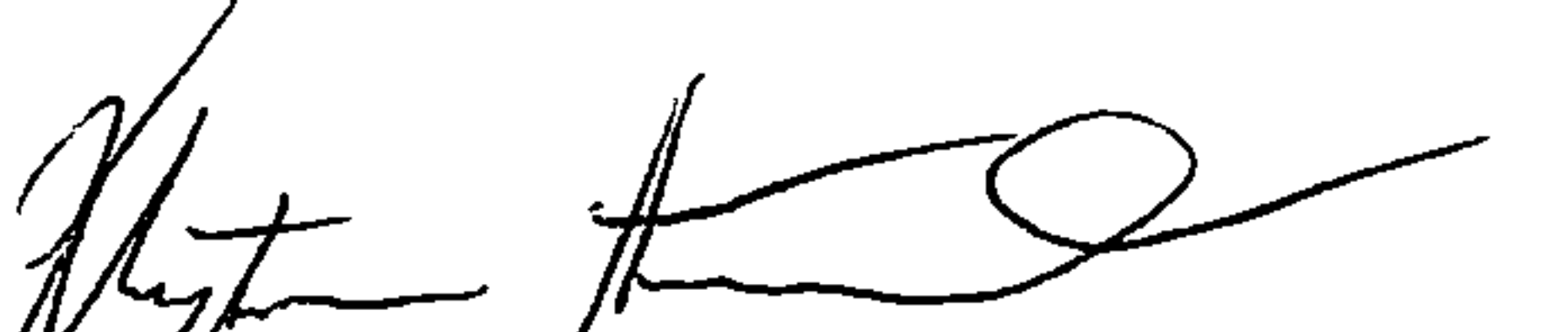
The property conveyed herein does not constitute the homestead of the grantor, Vencent Keele nor that of his spouse.

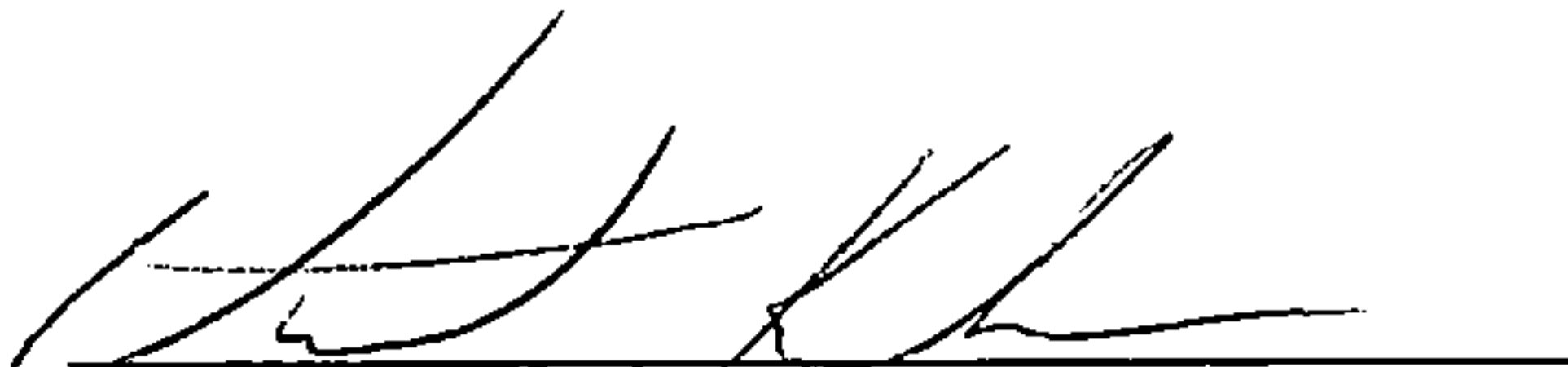
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the **5th** day of **March**, 2019.

  
Skylar R. Keele Howard

  
Klayton Howard

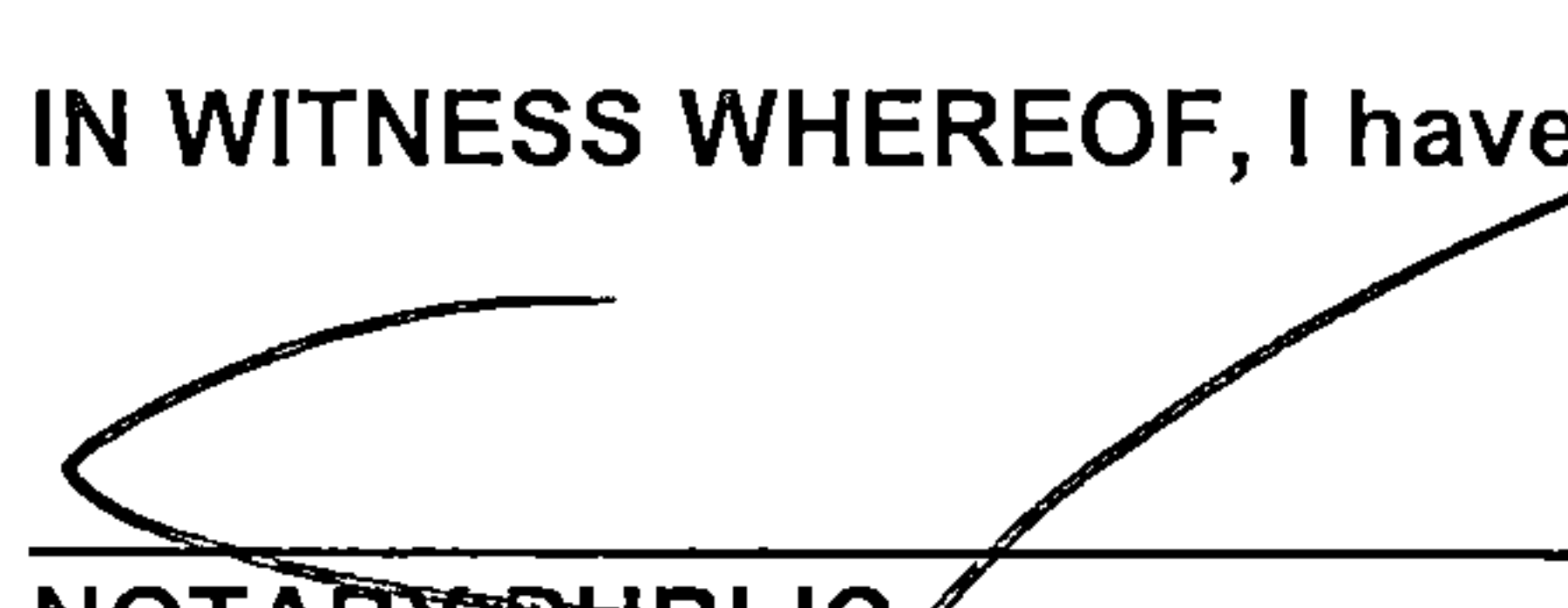
  
Vencent Keele


  
20190308000075220 1/2 \$144.00  
Shelby Cnty Judge of Probate, AL  
03/08/2019 01:44:26 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Skylar R. Keele Howard and husband, Klayton Howard and Vencent Keele, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of March, 2019.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019



# Real Estate Sales Validation Form

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

Grantor's Name      Skylar R. Keele Howard  
                         Klayton Howard  
                         Vencent Keele  
Mailing Address      161 Winter Haven Drive  
                         Alabaster, AL 35007  
  
Property Address      103 Amy Lane  
                         Helena, AL 35080

Grantee's Name      Reese Holdings, LLC  
  
Mailing Address      616 Trace Crossings Trail  
                         Hoover, AL 35244

Date of Sale      March 5, 2019

Total Purchase Price      \$ 125,000.00

or

Actual Value      \$ \_\_\_\_\_

or

Assessor's Market Value      \$ \_\_\_\_\_

Shelby County, AL 03/08/2019  
State of Alabama  
Deed Tax: \$125.00

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/ Assessor's Appraised Value

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 Skylar R. Keele Howard, Klayton Howard and Vencent Keele

*Skylar R. Keele Howard*  
*Klayton Howard*  
*Vencent Keele*

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by) \_\_\_\_\_



20190308000075220 2/2 \$144.00  
Shelby Cnty Judge of Probate, AL  
03/08/2019 01:44:26 PM FILED/CERT