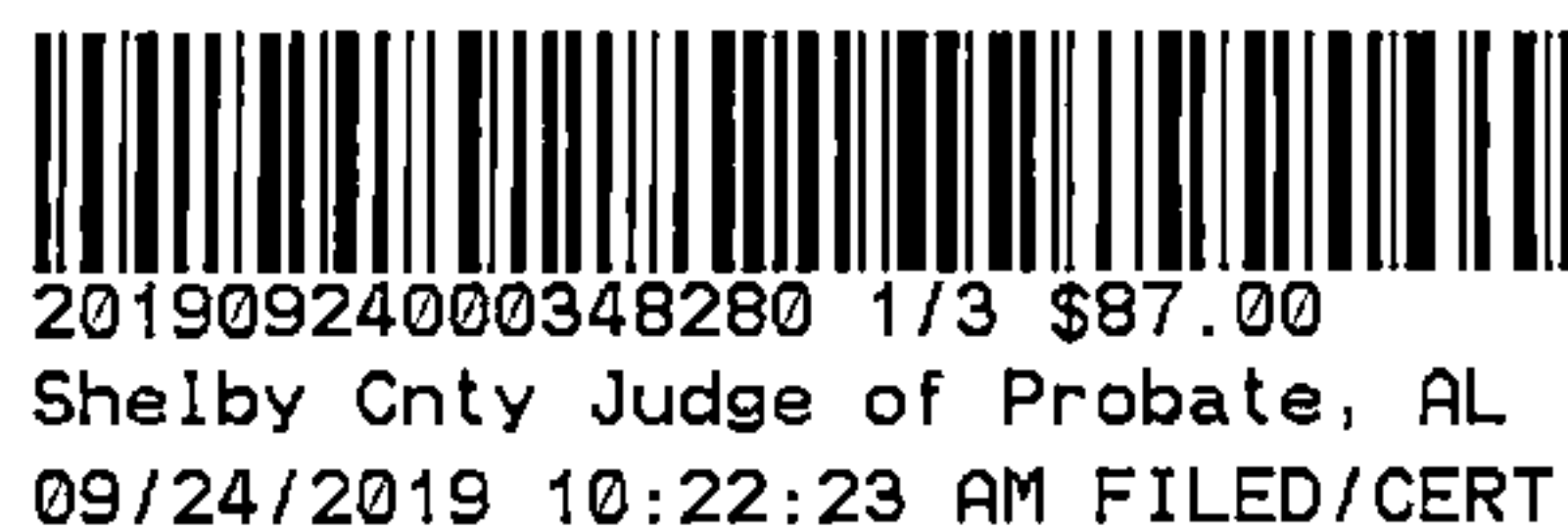


This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

John R. Reid
2014 Hwy 155
Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY NINE THOUSAD DOLLARS AND ZERO CENTS (\$59,000.00)**, 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,

John R. Reid, a single man

(herein referred to as grantor) grant, bargain , sell and convey unto,

John R. Reid and Patricia P. Reid

(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 all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 24th day of September, 2019.

John R. Reid
John R. Reid

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

John R. Reid,

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2019.

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East, and the S 1/2 of the N 1/2 of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the NW 1/4 of said Section 7 and run in an Easterly direction along the South line of said 1/4 for a distance of 456.85 feet to the point of beginning of herein described parcel; thence continue along last described course in an Easterly direction for a distance of 205.90 feet to a point; thence deflect 92 deg. 09 min. 00 sec. and run to the left in a Northerly direction for a distance of 50.15 feet to a point; thence deflect 33 deg. 58 min. 20 sec. to the left and run in a Northwesterly direction for a distance of 155.27 feet to a point; thence deflect 20 deg. 10 min. 40 sec. to the right and run in a Northwesterly direction for a distance of 359.30 feet to a point; thence deflect 14 deg. 44 min. 10 sec. to the right and run in a Northerly direction for a distance of 431.75 feet to a point on the South right of way of Shelby County Highway 18; thence deflect 65 deg. 00 min. 40 sec. and run to the left along said right of way and in a Northwesterly direction for a distance of 163.43 feet to the point of beginning of a curve to the left having a radius of 255 feet and a central angle of 90 deg. 00 min. 00 sec. thence run along said curve in a Northwesterly to Southwesterly direction for a distance of 400.55 feet to a point; thence run tangent to said curve in a Southwesterly direction for a distance of 81.72 feet to a point; thence deflect 50 deg. 56 min. 00 sec. to the left and run in a Southeasterly direction for a distance of 285.50 feet to a point; thence deflect 93 deg. 09 min. 30 sec. and run to the right in a Southwesterly direction for a distance of 194.00 feet to a point on the Northeasterly right of way of Alabama Highway 155; thence deflect 108 deg. 00 min. 00 sec. and run to the left along said right of way and in a Southeasterly direction for a distance of 231.30 feet to a point; thence deflect 84 deg. 11 min. 50 sec. and run to the left in a Northeasterly direction for a distance of 135.45 feet to a point; thence deflect 88 deg. 48 min. 00 sec. and run to the right in a Southeasterly direction for a distance of 488.88 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

From the SW corner of the SW 1/4 of NW 1/4, Section 7, Township 24 North, Range 13 East, Shelby County, Alabama; run a tie line of North for 636.49 feet; thence deflect right 90 deg. for 12.42 feet to the point of beginning of subject lot; from said point, deflect left 58 deg. 53 min. 47 sec. for 65.84 feet; thence deflect left 32 deg. 06 min. 40 sec. for 168.56 feet to the South right of way line of County Road No. 18; deflect left 132 deg. 12 min. 02 sec. along said right of way line for 47.25 feet; deflect left 47 deg. 47 min. 58 sec. for 192.59 feet back to the beginning point; being situated in Shelby County, Alabama.

Less and Except property conveyed to Charles S. Bingham and wife, Hazel Mae Bingham in Instrument #1998-10249, Probate Office Shelby County, Alabama and described as follows:

Commence at the SW corner of the NW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama; thence North 90 degrees East 456.85 feet to the point of beginning; thence North 90 degrees East 206.00 feet; thence North 01 degrees 09 minutes 06 seconds West 50.44 feet; thence North 36 degrees 12 minutes 12 seconds West 155.24 feet; thence North 16 degrees 16 minutes 18 seconds West 359.30 feet; thence north 00 degrees 56 minutes 05 seconds West 431.75 feet to the Southerly right of way of Shelby County Road #18; thence along said right of way North 68 degrees 06 minutes 05 seconds West 164.24 feet to the beginning of a curve, said curve concave to the South and having a radius of 548.50 feet and a tangent of 255.10 feet on a chord bearing South 69 degrees 27 minutes 55 seconds West 356.01 feet; thence continue along said road South 27 degrees 32 minutes 00 seconds West 34.80 feet; thence leaving said road South 27 degrees 38 minutes 01 seconds East 170.22 feet; thence South 06 degrees 43 minutes 18 seconds West 65.63 feet; thence South 27 degrees 10 minutes 02 seconds East 92.33 feet; thence South 26 degrees 48 minutes 16 seconds East 191.95 feet; thence South 37 degrees 20 minutes 30 seconds East 488.49 feet to the point of beginning.
According to survey of Michael G. Moates, RLS #19262, dated March 19, 1998.



20190924000348280 2/3 \$87.00
Shelby Cnty Judge of Probate, AL
09/24/2019 10:22:23 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 John R. Reid
Mailing Address 8014 Hwy 155
Montevallo AL
35115

Grantee's Name John R. Reid
Mailing Address 8014 Hwy 155
Montevallo AL
35115

Property Address 8014 Hwy 155
Montevallo AL

Date of Sale 9-24-19
Total Purchase Price \$ _____

Shelby County, AL 09/24/2019
State of Alabama
Deed Tax: \$59.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 59,000.00

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 tax 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 John R. Reid

Unattested _____

Sign John R. Reid

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190924000348280 3/3 \$87.00
Shelby Cnty Judge of Probate, AL
09/24/2019 10:22:23 AM FILED/CERT

Form RT-1