

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Darren Payne Reedy and Josie Renee Reedy
105 Grande View Circle, Alabaster AL 35114

resents:

THAT IN CONSIDERATION OF Two Hundred Thirty Thousand Dollar and no/100 Dollars (\$230,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I David Warren Haley and wife, Jannette Dyane Haley (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Darren Payne Reedy and Josie Renee Reedy (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 20-A according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.

Lot 20 according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.

Less and Except:

Part of Lot 20 of Grande View Estates, as recorded in Map Book 19, Page 100 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows; Begin at the most Northeasterly corner of said Lot 20; thence Southwesterly along the most Northerly line of said Lot 20, 59.92 feet; thence 90 degrees 57 minutes 38 seconds left Southeasterly 176.76 feet a point on the most Southerly line of said Lot 20, said point being on the Northerly right of way line of Grande View Circle and also being on a curve having a radius of 409.83 feet and a central angle of 11 degrees 53 minutes 32 seconds; thence an interior angle to the right from last described course of 87 degrees 37 minutes 01 seconds to the chord as said curve and run along the arc of said curve to the left Southeasterly 85.06 feet to the Southeasterly corner of said Lot 20; thence an interior angle to the right from said chord of said curve of 84 degrees 03 minutes 07 seconds and run Northwesterly along the most Easterly line of said Lot 20, 172.04 feet to the point of beginning.

Subject to Easements, Restrictions and rights of way of record.

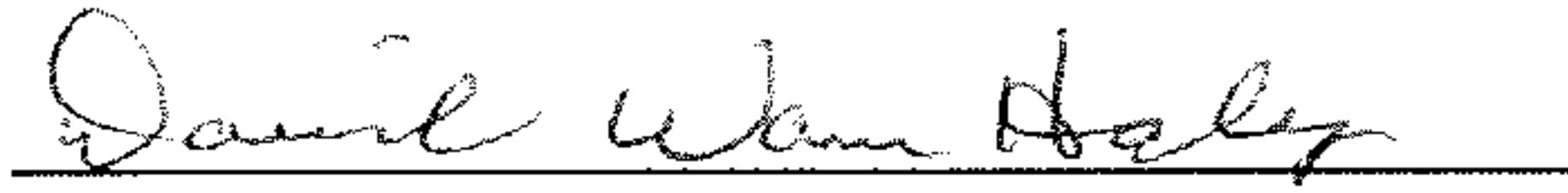
Subject to Mineral and Mining rights of record.

\$237,590.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

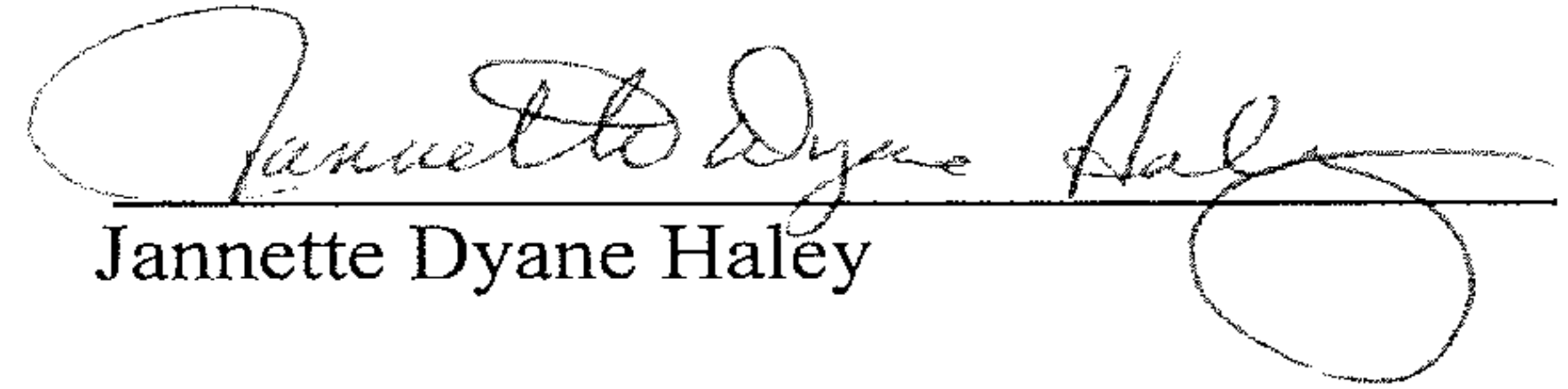
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 22nd day of November 2019



David Warren Haley

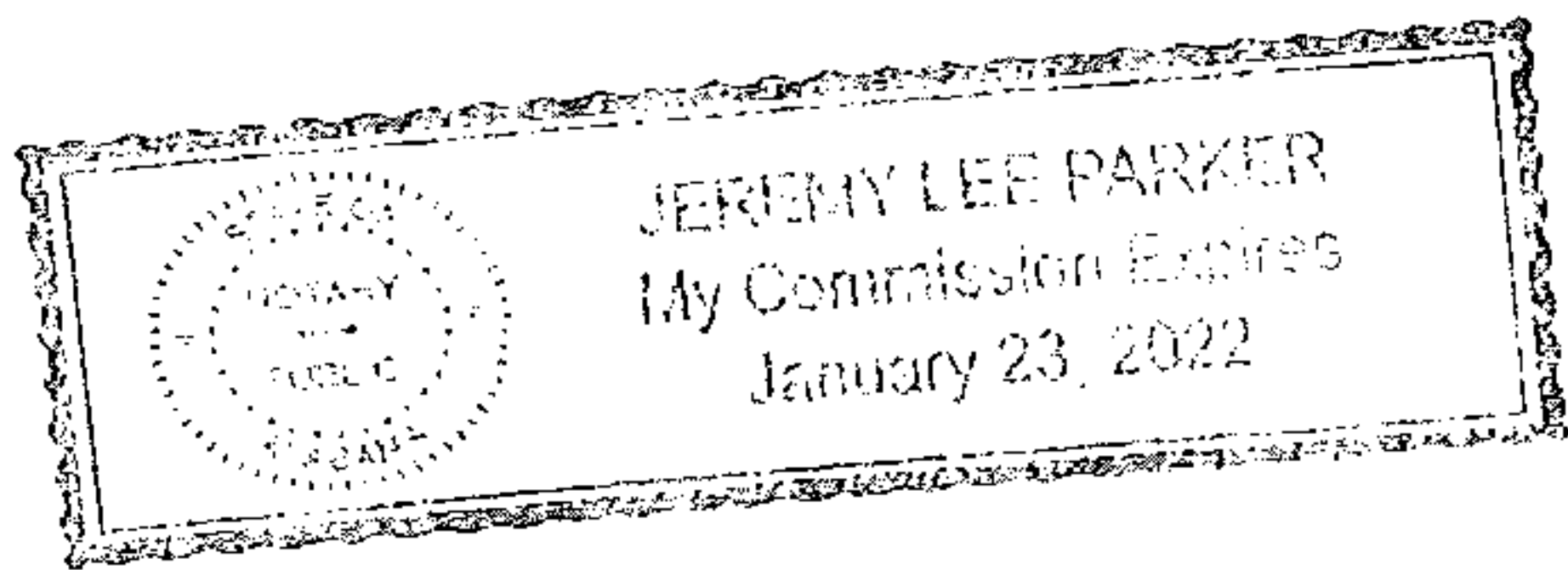


Jannette Dyane Haley

State of Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that David Warren Haley and Jannette Dyane Haley 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of November, 2019.





Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

Real Estate Sales Validation Form

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

Grantor's Name	David Warren haley and Jennette Dyane Haley	Grantee's Name	Darren Payne Reedy and Josie Renee reedy
Mailing Address	105 Grande View CR Alabaster AL 35114		105 Grande View Cir Alabaster AL 35114
Property Address	105 Grande View Cir Alabaster AL 35114	Date of Sale	November 22, 2019
		Total Purchase Price	\$230,000.00
		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)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ 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: November 22 2019

Unattested

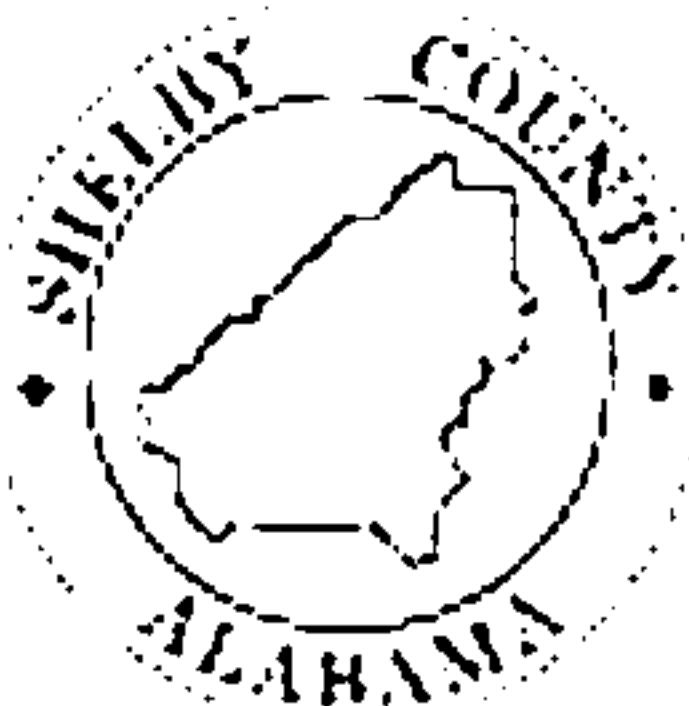
(verified by)

Print David Warren haley

Sign:

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
 12/17/2019 02:58:21 PM
 \$29.00 CHARITY
 20191217000467580

Allen S. Bayl