

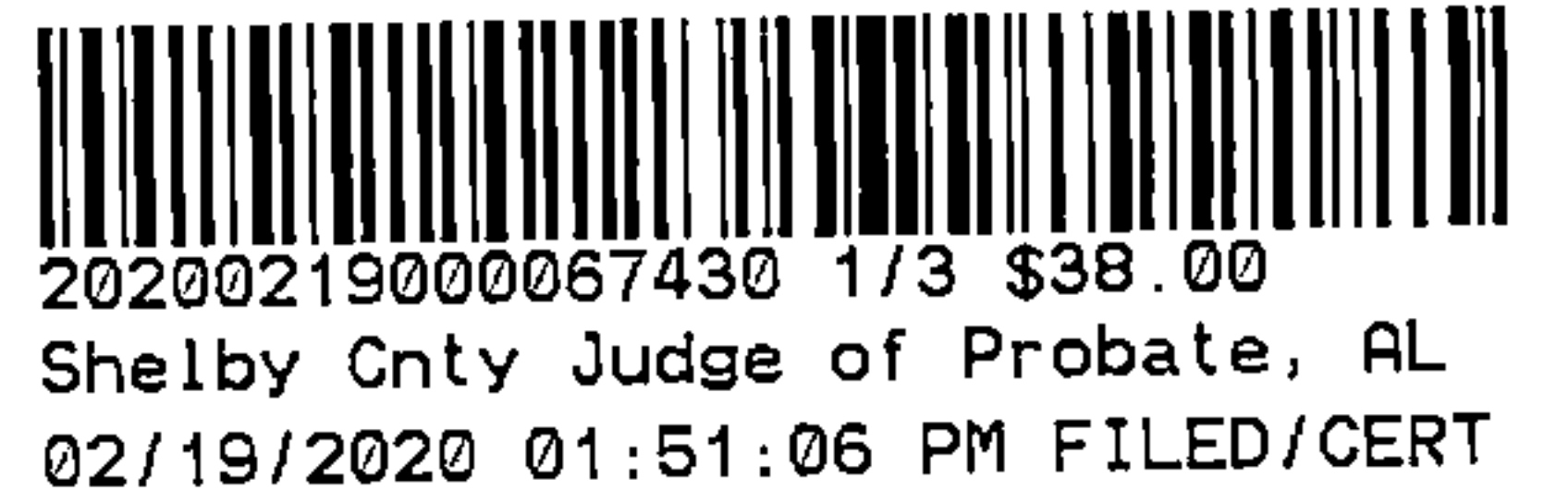
**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Mark Reynolds

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )



KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN THOUSAND DOLLARS AND NO/00 DOLLARS (\$10,000.00)**, 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, ***Vera Jean Reynolds, a single woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Mark Reynolds and Kim Reynolds*** (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:**

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein.

Grantor herein is the surviving grantee in Deed Book 318, Page 85, Probate Office Shelby County, Alabama. The other grantee, Brant D. Reynolds is deceased, having died on 11-23-1989.

**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~~ *one grantee herein survives the* ~~rest 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.~~

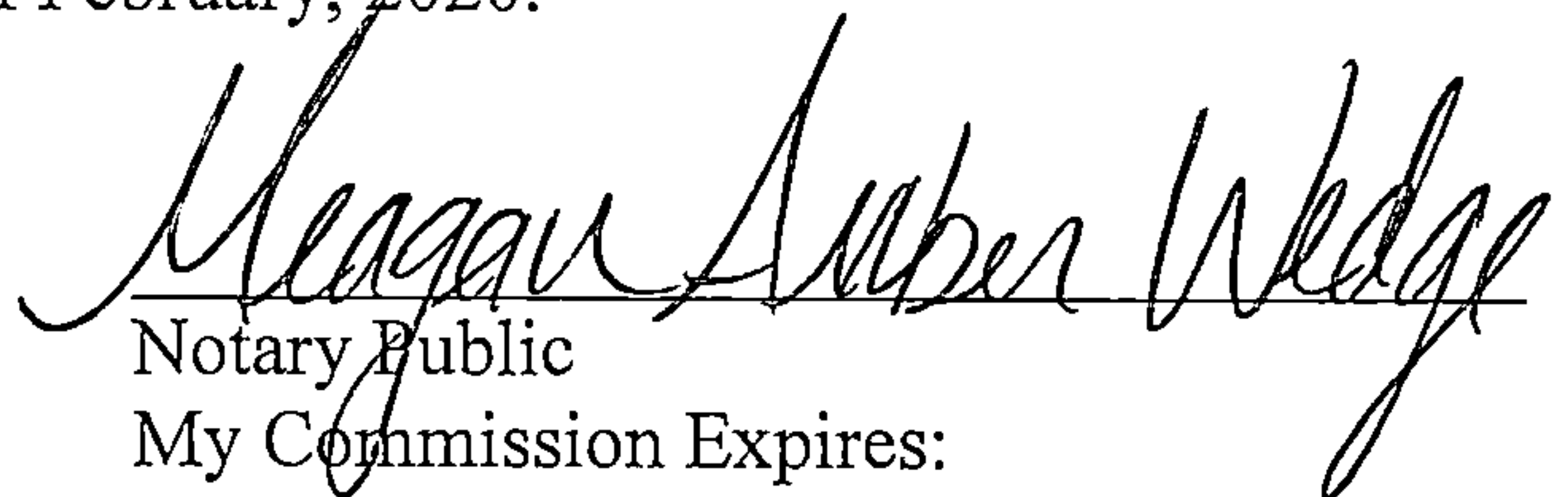
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 14<sup>th</sup> day of February, 2020.

  
Vera Jean Reynolds

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Vera Jean Reynolds***, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of February, 2020.

  
Notary Public  
My Commission Expires:

**MY COMMISSION EXPIRES  
AUGUST 22ND 2021**

EXHIBIT A – LEAGAL DESCRIPTION

A tract of land located in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 17, Township 19 South, Range 2 East, being more particularly described as follows:  
Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run South 89 deg. 54 min. West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 422 feet to the point of beginning; thence run North 30 deg. 51 min. West a distance of 575.2 feet to a point; thence run in a Southwesterly direction a distance of 525 feet, more or less, to a point on the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; said point being 450 feet West of the point of beginning; thence run in an Easterly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 450 feet to the point of beginning.



20200219000067430 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
02/19/2020 01:51:06 PM 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 \_\_\_\_\_  
Mailing Address Vera Jean Reynolds  
1208 Hwy 83  
Vincent AL 35178

Grantee's Name Mark + Kim Reynolds  
Mailing Address P.O. Box 44  
Vincent, AL  
35178

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 2-14-2020  
Total Purchase Price \$ 10,000

or  
Actual Value \$ 10,000

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

Shelby County, AL 02/19/2020  
State of Alabama  
Deed Tax: \$10.00

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



20200219000067430 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
02/19/2020 01:51:06 PM FILED/CERT

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 2-19-2020

Print

Kim Reynolds

Sign

Kim Reynolds

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1