

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
TERRY L REAGIN and
ALEXANDRA J. VILLAMIL
REAGIN

424 ADAMS ROAD
LEEDS, ALABAMA 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Thousand and 00/100 (\$40,000.00) to the undersigned Grantor, WILLIAM D. HUNTER, an married man, (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto TERRY L REAGIN and ALEXANDRA J. VILLAMIL REAGIN , (herein referred to as Grantees), for and during their joint lives 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, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 NW 1/4 of Section 18, Township 18, Range 1 East, more particularly described as follows: Commence at the Southeast Corner of the above said NW1/4-NW1/4 and in the Westerly direction along the south line of said 1/4-1/4 run a distance of 670.50 feet; thence turn an angle of 90 degrees 27' 38" to the right for a distance of 401.80 feet to the point of beginning; thence continue along the last named course for a distance of 271.13 feet; thence turn an angle of 91 degrees 30' to the left for a distance of 201.47 feet; thence turn an angle of 105 degrees 17' 33" to the left for a distance of 201.55 feet; thence turn an angle of 46 degrees 12' 28" to the left for a distance of 160.66 feet to the point of beginning. Situated in Shelby County, Alabama.

Property address: 424 ADAMS ROAD, LEEDS, ALABAMA 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$41,000 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set his/her hand and seal this the 15th day of October, 2020.



WILLIAM D. HUNTER

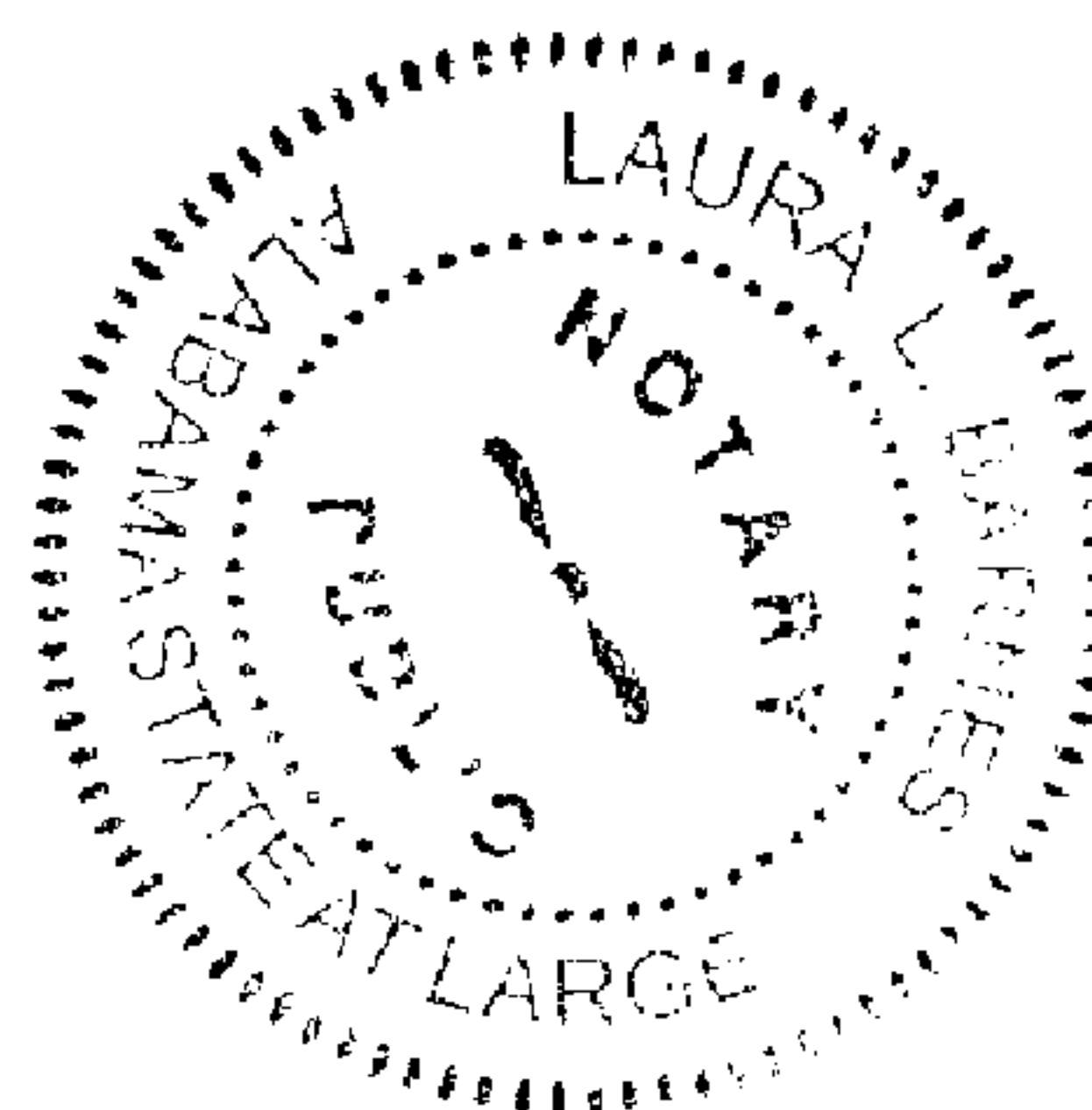
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM D. HUNTER, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2020.



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:	WILLIAM D. HUNTER	Grantee's Name:	TERRY L REAGIN and ALEXANDRA J. VILLAMIL REAGIN
Mailing Address:	424 ADAMS ROAD LEEDS, ALABAMA 35094	Mailing Address:	424 ADAMS ROAD LEEDS, ALABAMA 35094
Property Address:	424 ADAMS ROAD LEEDS, ALABAMA 35094	Date of Sales	October 15th, 2020
		Total Purchase Price:	(\$40,000.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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: October 15th, 2020Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2020 02:13:12 PM
\$29.00 CHERRY
20201028000492530

(verified by)

Alex S. Bayl