

This Instrument was Prepared by:

Send Tax Notice To: Christian Lamar Reid

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

11585 Co Rd 51
Tennison, AL 35085

File No.: S-20-26601

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Seven Thousand Five Hundred Dollars and No Cents (\$237,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Lucille Howell, Probate Case # PR-2020-000512, Shelby County, Alabama**, Verna Ruth Trosch, a single woman, T.S. Walton, a married man, David Mason, a single man, Suzanne Rickles, a single woman and Sarah Abbott, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christian Lamar Reid**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or **\$190,000.00** of the purchase price of the above described property was financed with the proceeds of a **their** mortgage loan closed simultaneously herewith. **spouses**

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of November, 2020.

ESTATE OF LUCILLE HOWELL, PROBATE CASE #
PR-2020-000512, SHELBY COUNTY, ALABAMA

Suzanne Rickles, Personal Representative
By Suzanne Rickles
Personal Representative

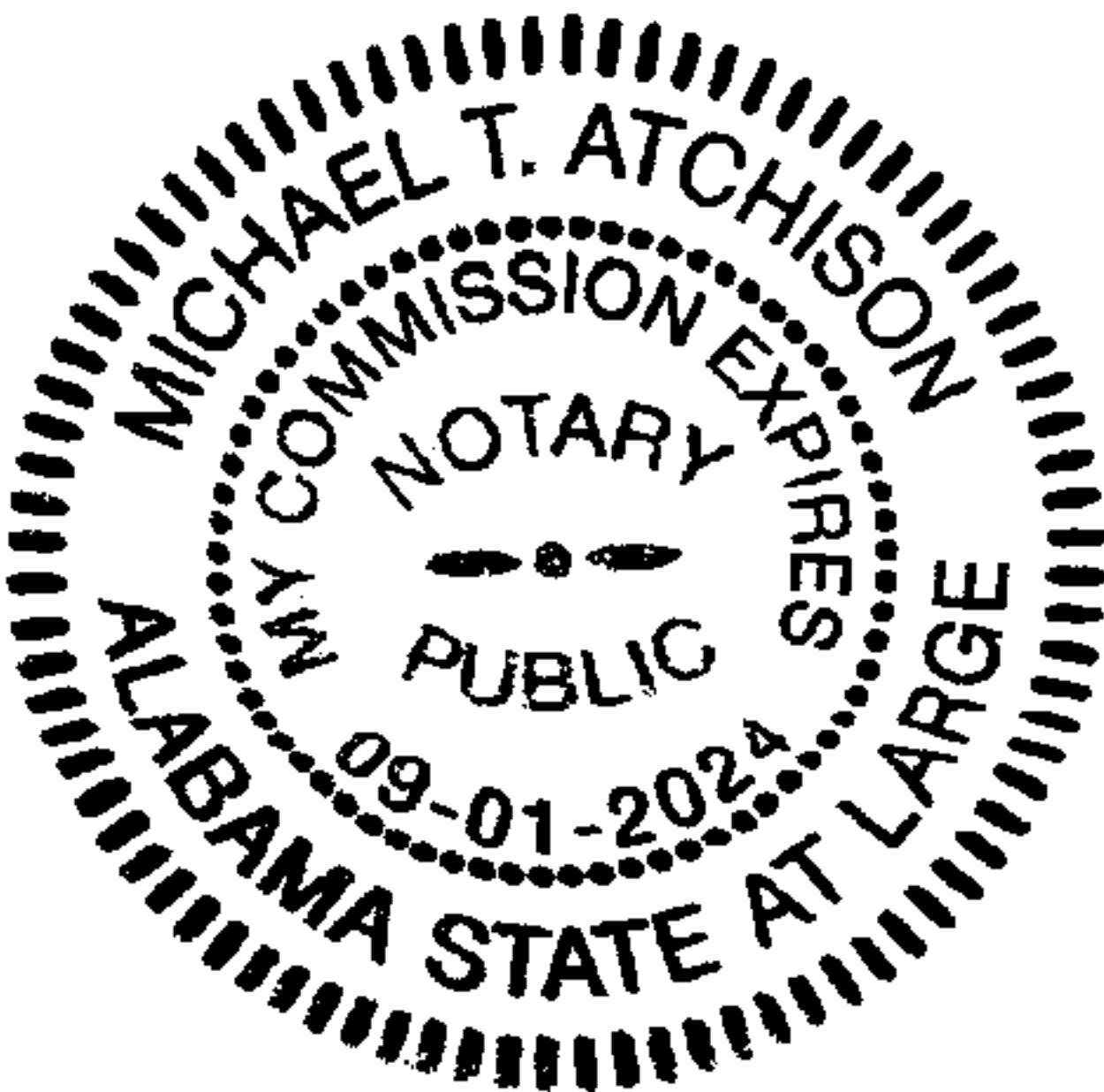
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Estate of Lucille Howell, Probate Case # PR-2020-000512, Shelby County, Alabama, 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 the 4th day of November, 2020.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

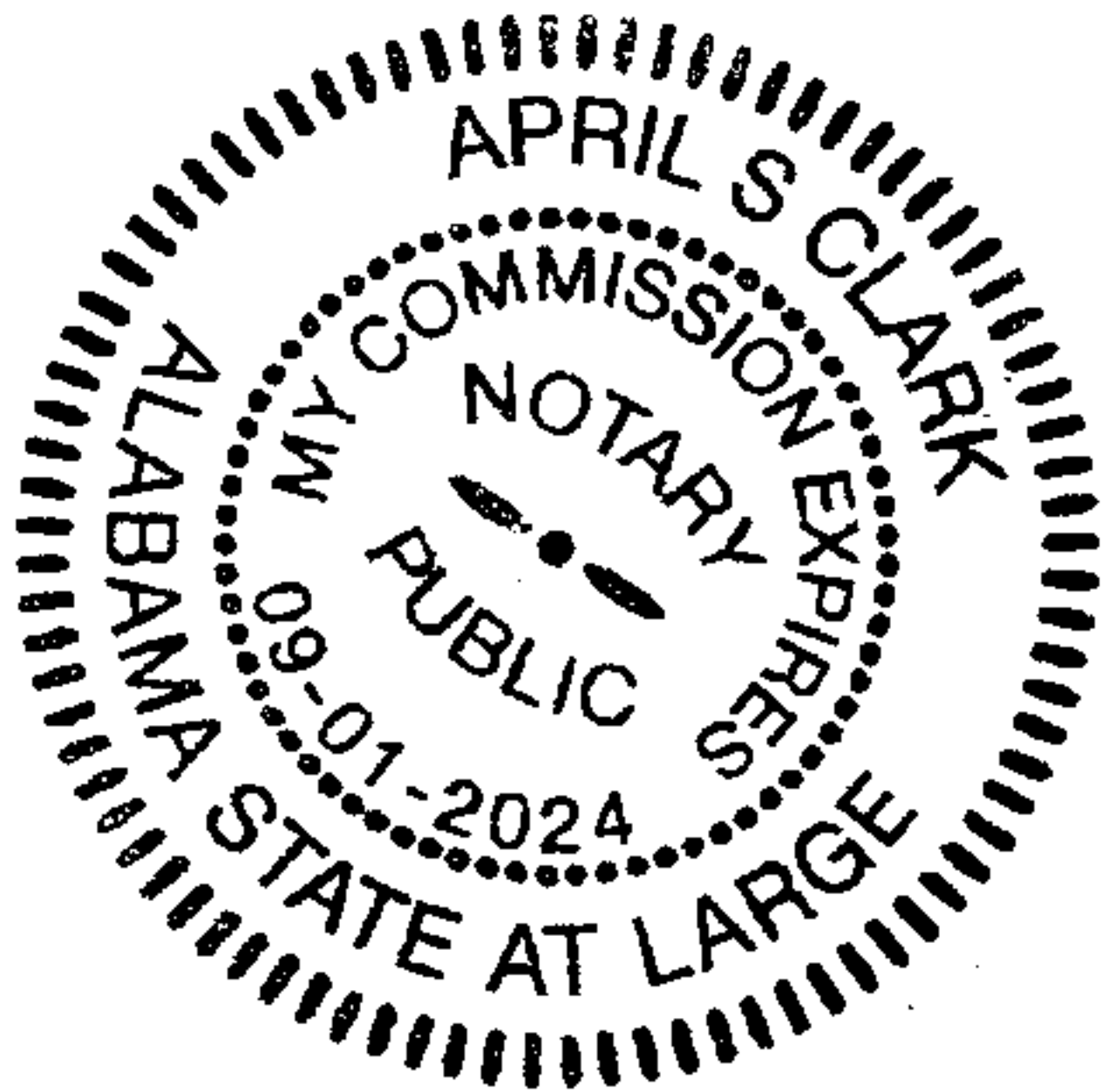


Suzanne Rickles
Suzanne Rickles

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Suzanne Rickles who 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Apr. 1, 2020.



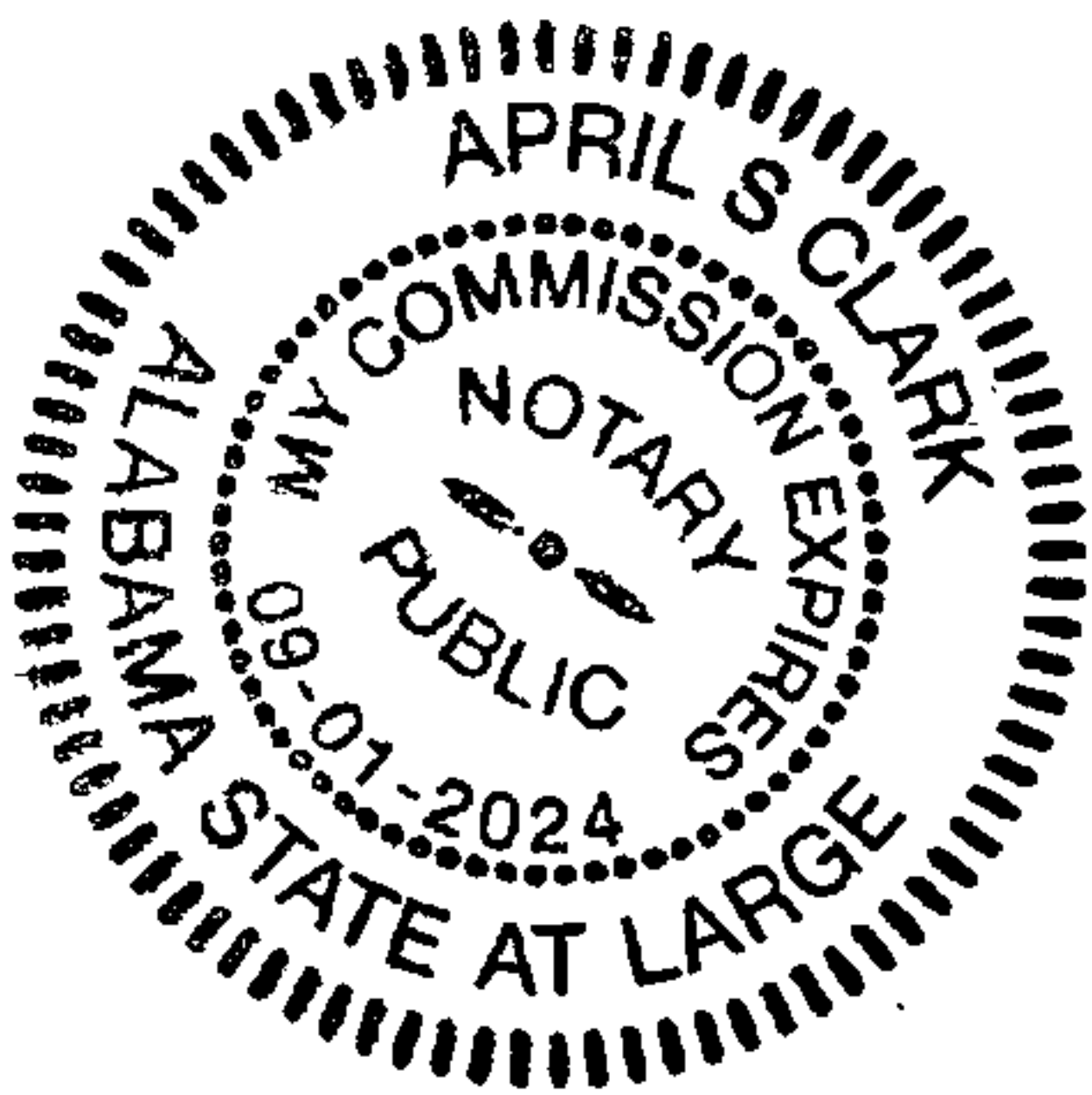
April Clark
Notary Public
My Commission Expires: 9/1/2024

Sarah Abbott
Sarah Abbott

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sarah Abbott who 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Apr. 1, 2020.



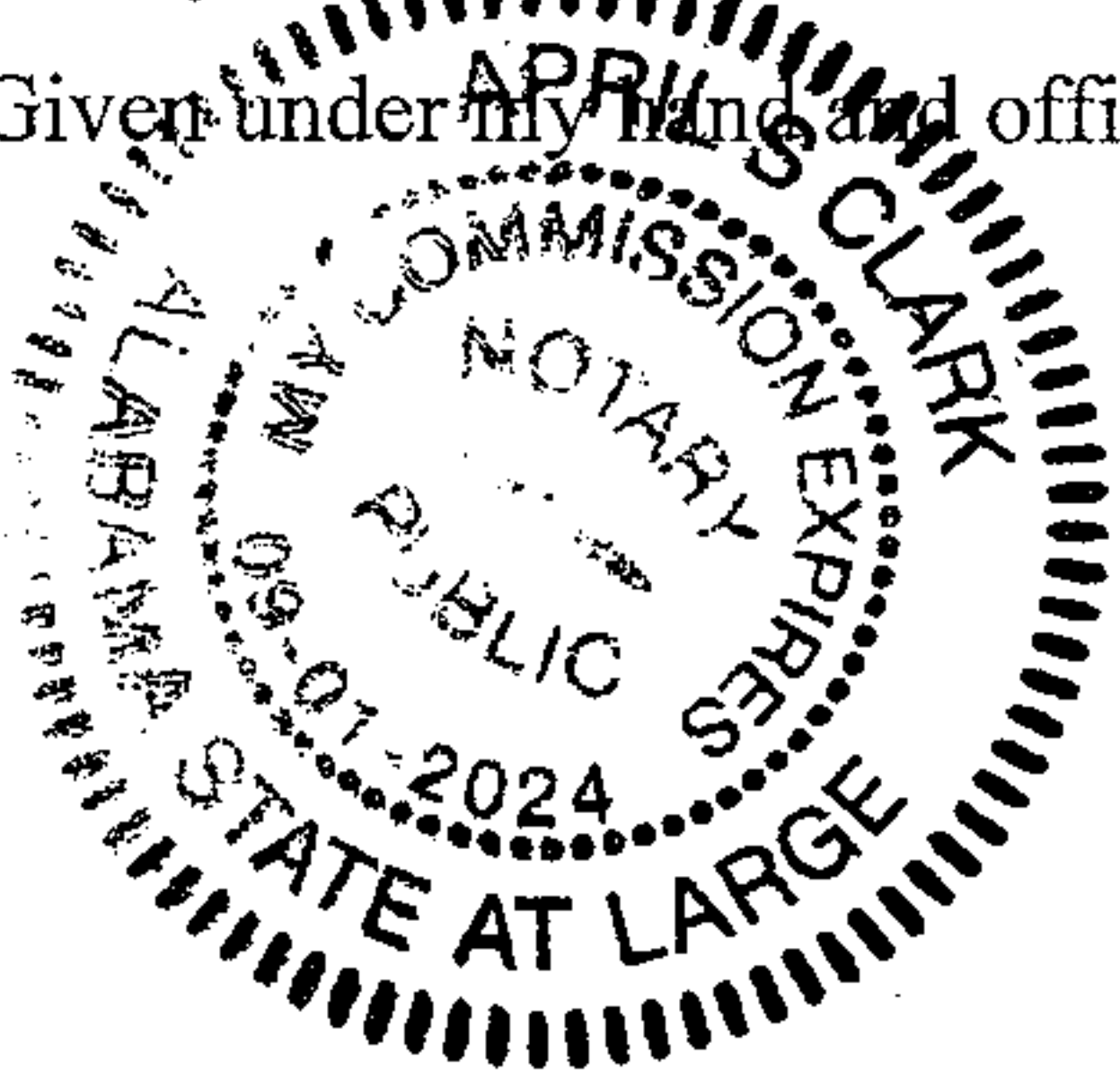
April Clark
Notary Public
My Commission Expires: 9/1/2024

Verna Ruth Trosch
Verna Ruth Trosch

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Verna Ruth Trosch who 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Nov, 2020.



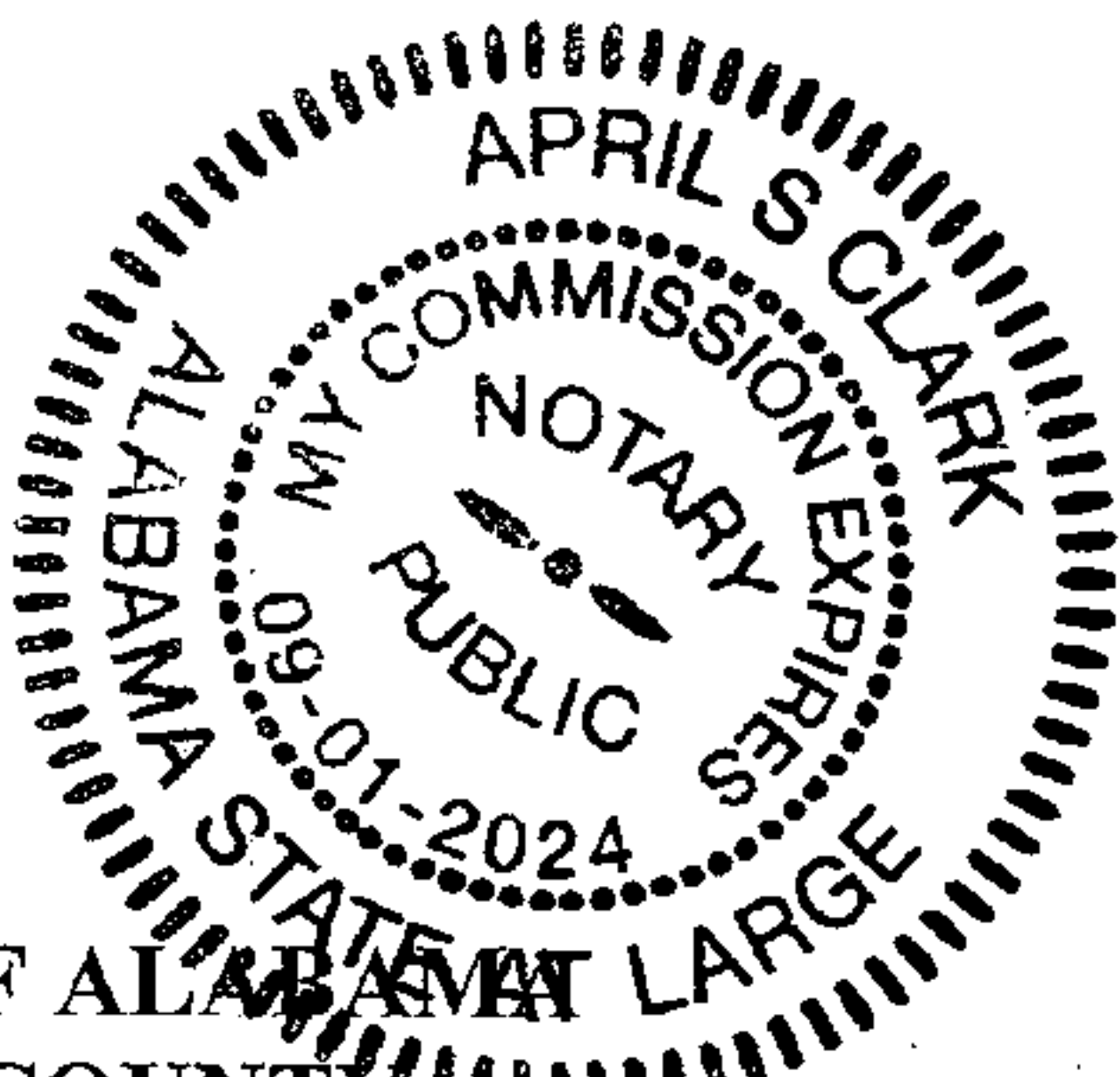
April Clark
Notary Public
My Commission Expires:

T.S. Walton
T.S. Walton

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T.S. Walton who 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Nov, 2020.



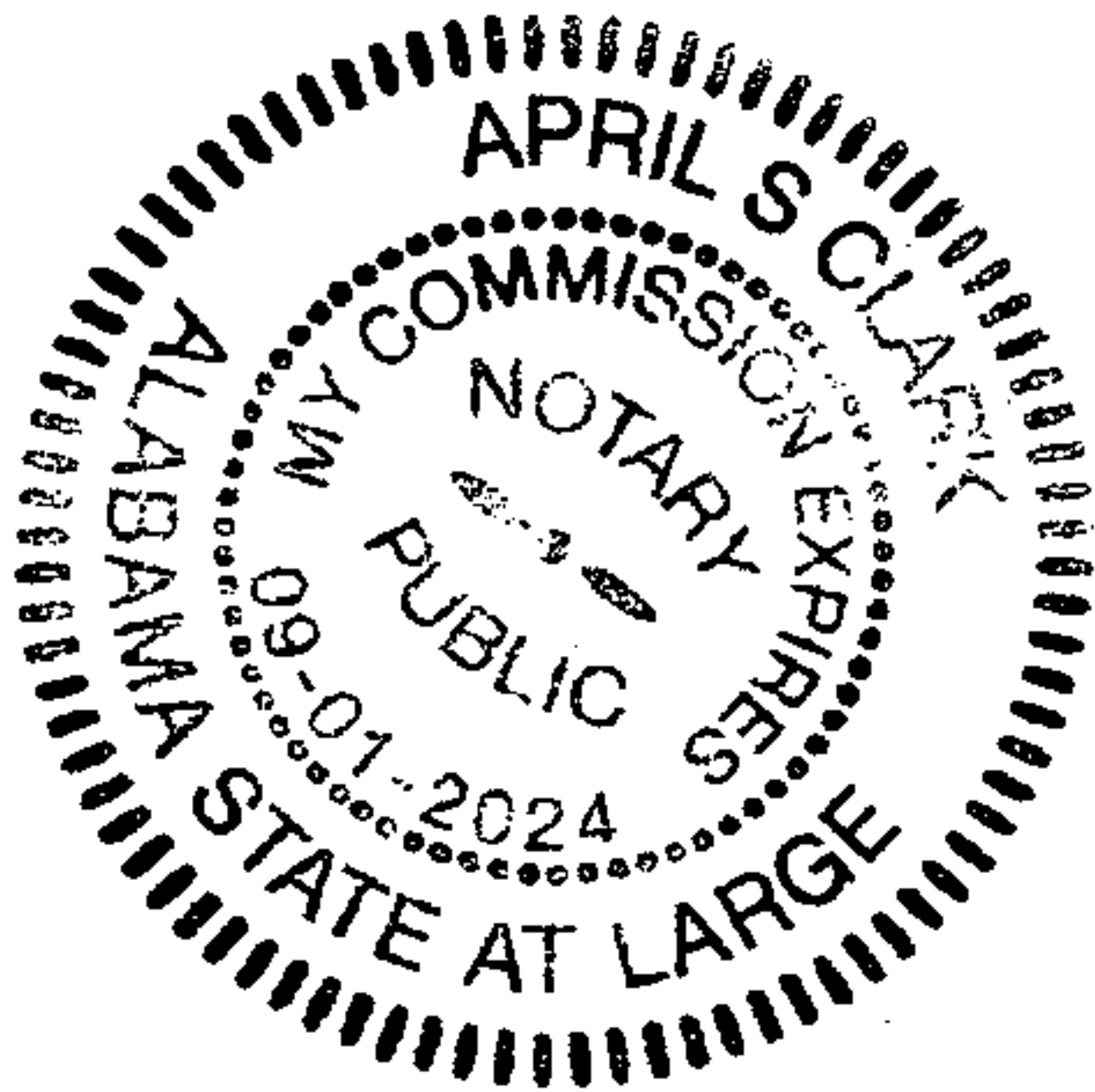
April Clark
Notary Public
My Commission Expires:

David Mason
David Mason

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Mason who 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of Nov, 2020.



April Clark
Notary Public
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°04'22"W for a distance of 2452.56' to the North R.O.W. line of Shelby County Highway 28; thence S00°01'41"E and leaving said R.O.W. line for a distance of 80.30' to the South R.O.W. line of above said Highway 28 and the POINT OF BEGINNING; thence continue S00°01'41"E and leaving said R.O.W. line for a distance of 1322.04'; thence S89°08'49"E for a distance of 662.64'; thence N86°55'49"E for a distance of 632.84' to the Westerly R.O.W. line of Shelby County Highway 77; thence N00°37'46"W and along said R.O.W. line for a distance of 1264.30' to the South R.O.W. line of above said Shelby County Highway 28; thence leaving said Highway 77 R.O.W. line and along said Highway 28 R.O.W. line N89°53'01"W for a distance of 530.99' to a curve to the right, having a radius of 9040.00', and subtended by a chord bearing N87°30'11"W, and a chord distance of 750.98'; thence along the arc of said curve and along said R.O.W. line for a distance of 751.19' to the POINT OF BEGINNING.

According to survey of Rodney Y. Shiflett, PLS. #21784, dated October 13, 2020.
Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Lucille Howell, Probate Case # PR-2020-000512, Shelby County, Alabama	Grantee's Name	Christian Lamar Reid
Mailing Address	333 Lakewood Lane Columbiana, AL 35051	Mailing Address	11585 G Rd 51 Temison, AL 35085
Property Address	4340 Highway 28 . Columbiana, AL 35051	Date of Sale	November 04, 2020
		Total Purchase Price	\$237,500.00
		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
xx Sales Contract	Other
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 of 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 03, 2020	Print	Estate of Lucille Howell, Probate Case # PR-2020-000512, Shelby County, Alabama
Unattested	(verified by)	Sign	Suzanne Rickles (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
11/05/2020 02:08:45 PM
\$86.50 CHARITY
20201105000504440

Allen S. Bayl