Prepared by:
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1980 Braddock Drive
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Send Tax Notice to:
Ronald Allyn Pierson & Sharon L. Pierson
157 Bridgewater Drive
Helena, AL 35080
20201118006

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DEEDS 1/3

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHII
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$418,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, THOMAS E. REITZ and SUZAN REITZ, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, RONALD ALLYN PIERSON and SHARON L. PIERSON (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 213, according to the Amended Map of Riverwoods 2nd Sector, as recorded in Map Book 29, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$334,800.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 6th day of November, 2020.

THOMAS E. REITZ

Luxun Ll D

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **THOMAS E. REITZ and SUZAN REITZ**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of November, 2020.

NOTARY PUBLIC My commission expires:

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20201118000526840 11/18/2020 09:09:21 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	THOMAS E. REITZ and SUZAN REITZ	RONALD ALLYN PIERSON, JR. Grantee's Nameand SHARON L. PIERSON
Mailing Address	157 BRIDGEWATER DRIVE HELENA, AL 35080	Mailing Address 157 BRIDGEWATER DRIVE HELENA, AL 35080
Property Address	157 BRIDGEWATER DRIVE HELENA, AL 35080	Date of Sale November 6, 2020
		Total Purchase Price \$418,500.00
		or Actual Value \$
		or Assessor's Market Value <u>\$</u>
	e or actual value claimed on this form of documentary evidence is not require	can be verified in the following documentary evidence: (check ed)
Bill of Sale		Appraisal
Sales Contra X Closing State		Other
	document presented for recordation co	ontains all of the required information referenced above, the filing
- 0 - 10 - 10 - 10 - 10 - 10 - 10 - 10	in:	structions
Grantor's name ar current mailing add		of the person or persons conveying interest to property and their
Grantee's name au conveyed.	nd mailing address - provide the name	of the person or persons to whom interest to property is being
	the physical address of the property beerty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase priethe instrument offer		ase of the property, both real and personal, being conveyed by
Actual value - if the instrument offered current market value	for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local offici	the current estimate of fair market value, excluding current use ial charged with the responsibility of valuing property for property sed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		formation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date <u>November</u>	6, 2020	Print Malcolm S. McLeod
Unattested	(verified by)	Sign(Grantor/Grantee/Owner/Agent) circle one
	Filed and Record Official Public Judge of Probat	

File 200854

Official Public Records
Judge of Probate, Shelby Co
Clerk
Shelby County, AL
11/18/2020 09:09:21 AM
\$112.00 CHARITY
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Form RT-1 Alabama 08/2012 LSS

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