

This Instrument was Prepared by:

Send Tax Notice To: Suzan Reitz

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

8271 Hwy 13
Helen, AL 35080

File No.: S-20-26404

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **Janice Oliver, a Single woman and Zachary Hallford, a Married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Suzan Reitz**, (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 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

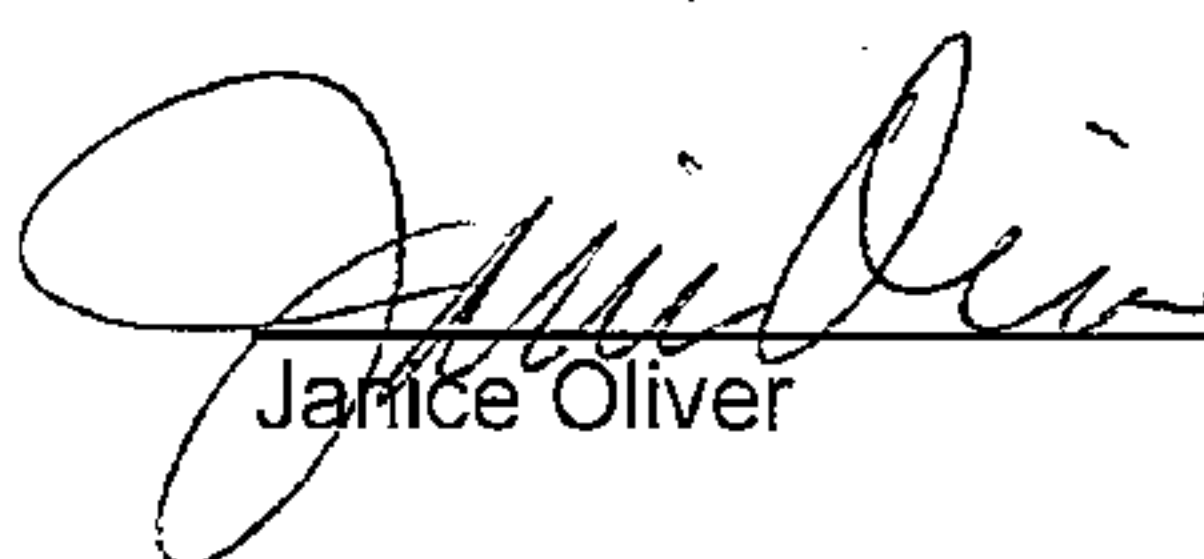
No part of the homestead of the Grantors herein or their spouse, if any.

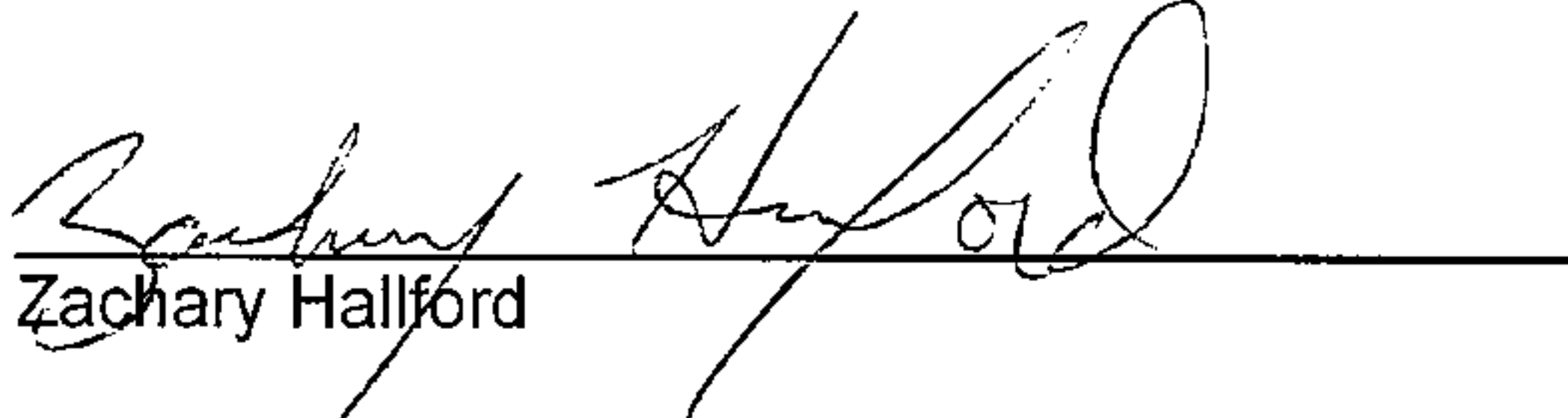
\$225,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 18th day of December, 2020.


Janice Oliver

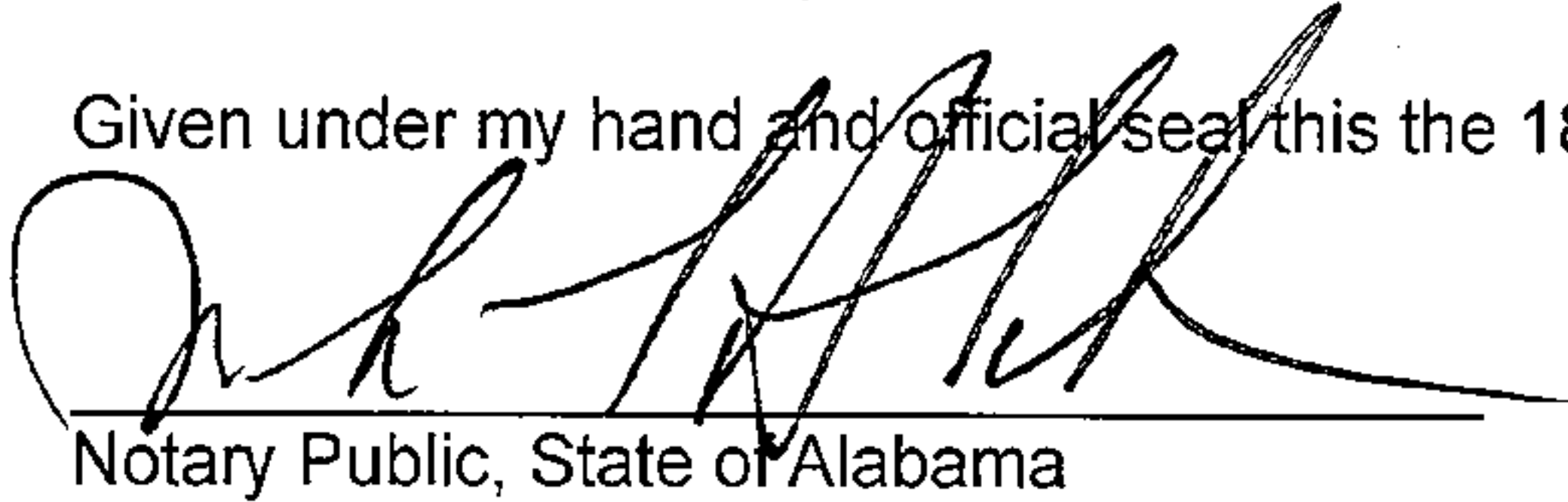

Zachary Hallford

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Janice Oliver and Zachary Hallford, 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 18th day of December, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 4 West Shelby County, Alabama; thence Northerly along the East line of said 1/4-1/4 664.60 feet to a point; thence 92 degrees, 05 minutes, 30 seconds to the left 505.42 feet to the Point of Beginning of the property being described; thence continue along last described course 156.30 feet to a point; thence 87 degrees, 58 minutes, 30 seconds to the left 101.50 feet to a point on the North right of way line of Shelby County Highway Number 13; thence 124 degrees, 21 minutes, 30 seconds to the left and Northeasterly along said right of way 189.23 feet to the Point of Beginning, said property being situated in the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 4 West.

Real Estate Sales Validation Form

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

Grantor's Name	Janice Oliver	Grantee's Name	Suzan Reitz
Mailing Address	Zachary Hallford	Mailing Address	8271 Hwy 13
	176 Hwy 223		Helena, AL 35080
	Montevideo, AL 35115		
Property Address	8271 Highway 13	Date of Sale	December 18, 2020
	Helena, AL 35080	Total Purchase Price	\$250,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

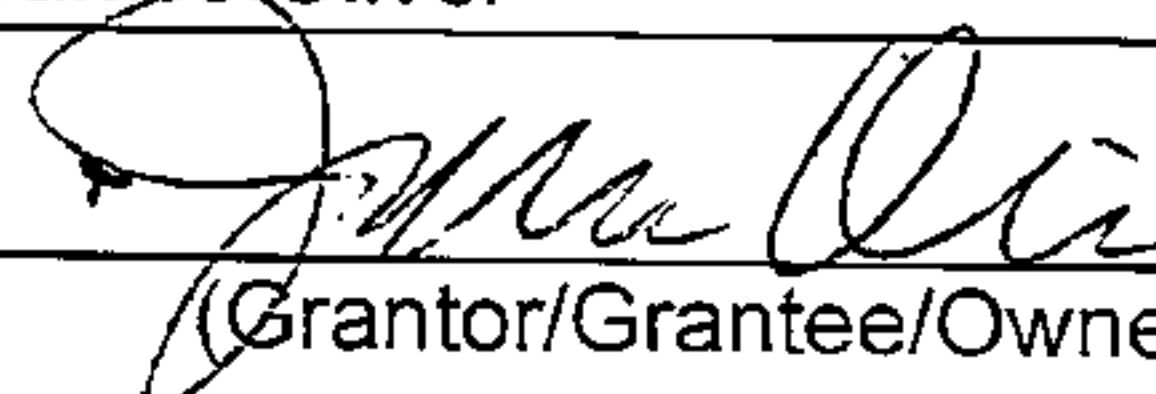
Date of Sale - the date on which interest to the property was conveyed.

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.

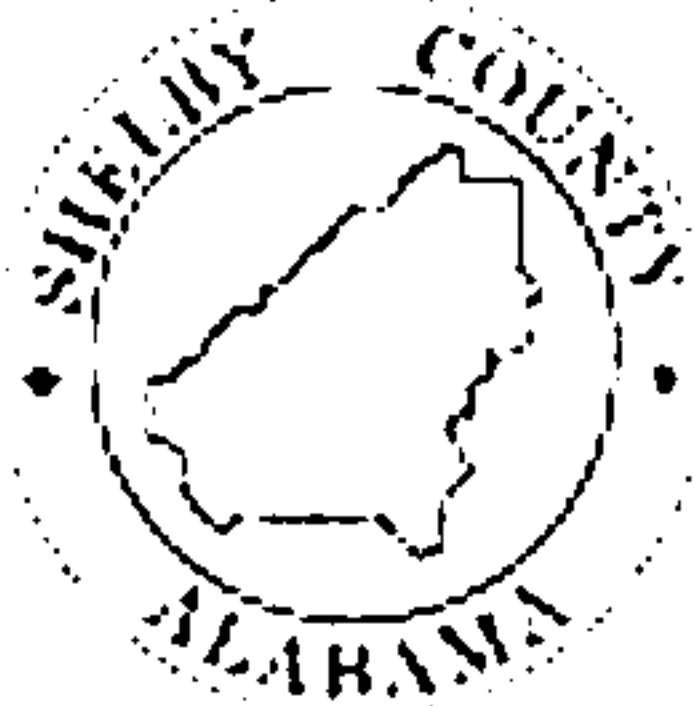
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	December 17, 2020	Print	Janice Oliver
Unattested		Sign	
	(verified by)		(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
12/22/2020 08:50:22 AM
\$53.00 CHERRY
20201222000586510

Allen S. Boyd