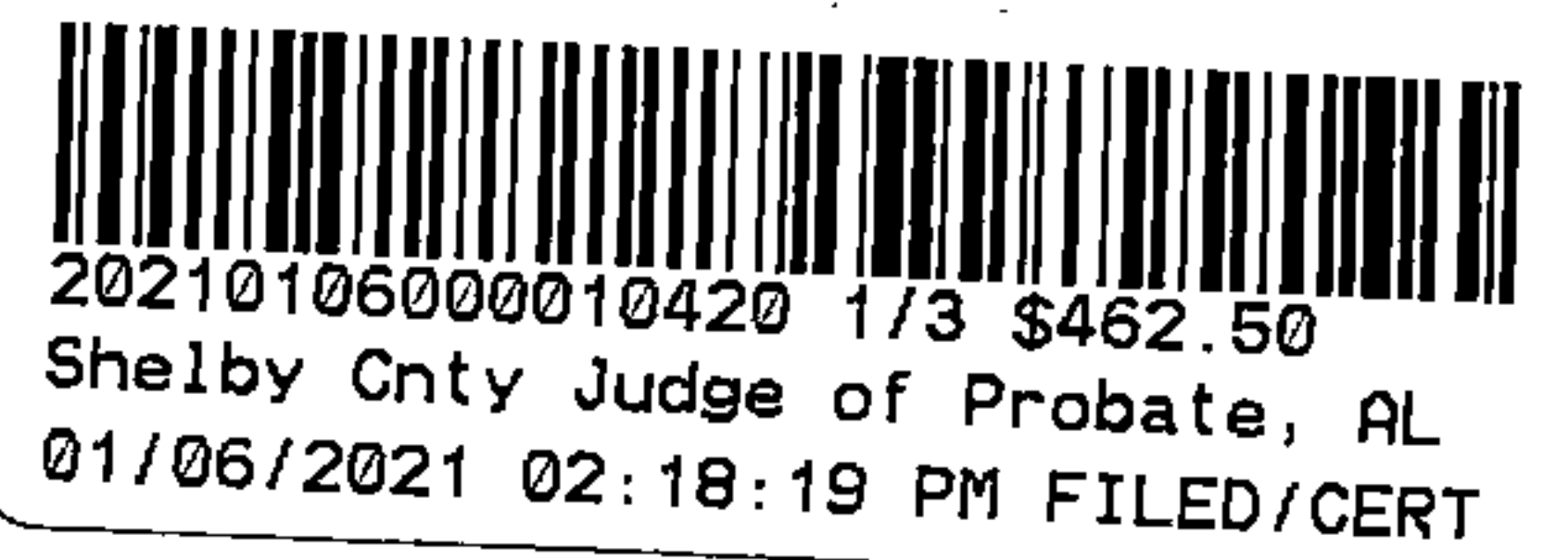




STATE OF ALABAMA)
)
SHELBY COUNTY)

Send Tax Notice To:
Paul D. Reaves, Trustee
1622 San Giovanni Drive
Miramar Beach, Florida 32550

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Lisa I. Reaves (herein the “Grantor”), does hereby grant, bargain, sell, and convey unto Paul D. Reaves and Abbie Lynn Bolton as Trustees of the Paul D. Reaves 2020 Family Trust (herein the “Grantee”), the following-described real estate located at 2816 Berkeley Drive, Birmingham, Alabama 35242, being situated in Shelby County, Alabama:

Lot 18, Block 1, according to the AMENDED SURVEY OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE 51 A, B, C, AND D, IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

(herein known as the “Property”) having a tax-assessed value of four-hundred-thirty-three-thousand-two-hundred-thirty dollars (\$433,230.00).¹ TO HAVE AND TO HOLD unto the said Grantee in fee simple forever, together with every contingent remainder and right of reversion. Subject to all covenants, restrictions, reservations, easements, conditions, instruments and liens of record, and ad valorem taxes for the current year and all prior years.

The source of the Grantor’s right, title, interest, and claim to the Property is pursuant to that certain deed recorded as Instrument Number 20201027000488110 with the Probate Office of Shelby County, Alabama. The Grantor is a married woman and the Property is not her homestead.

This instrument has been prepared at the request of the Grantor with information provided by the Grantor. No title search has been performed and the preparer of this instrument makes no representations concerning the condition of the Property’s title.

The Grantor, does individually and for its successors and assigns, covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that

¹ According to information available from the Shelby County Property Tax Commissioner’s Office.

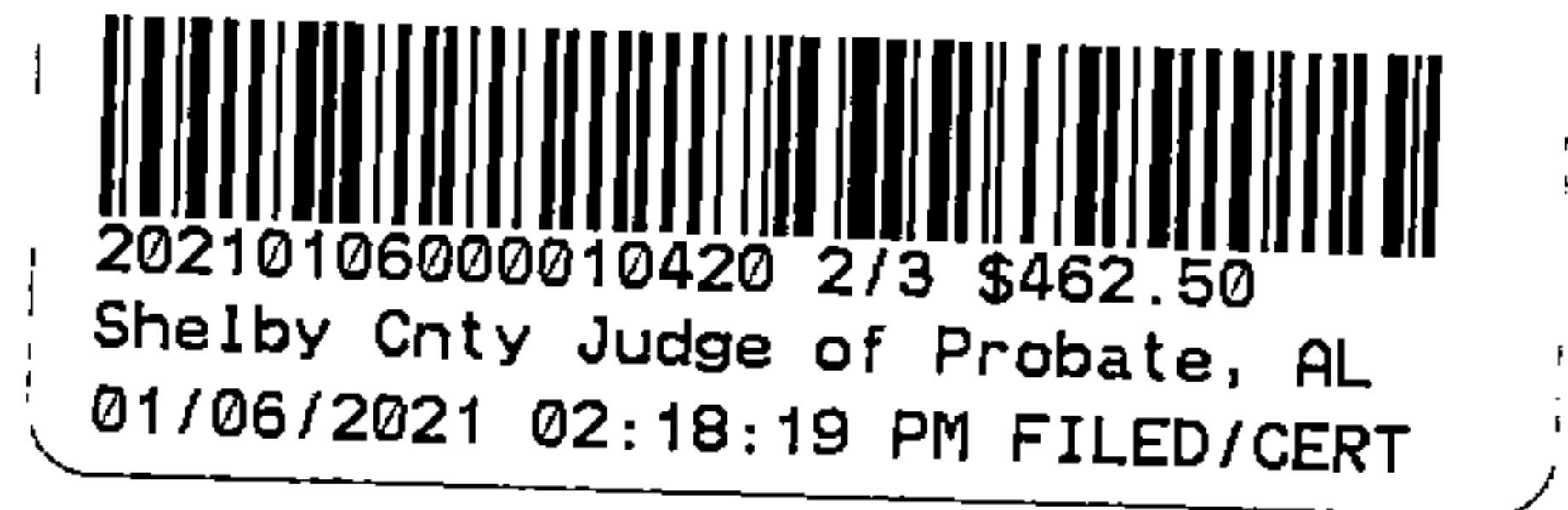
the Grantor has a good right to sell and convey the Property; that the Grantor and its successors and assigns shall warrant and defend the Property to the Grantee and the heirs and assigns of the Grantee forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this deed and affixed the seal of the Grantors thereto on this the 22 day of December, 2020.



Lisa I. Reaves
Grantor

STATE OF Alabama
Jefferson COUNTY)



ACKNOWLEDGEMENT

I, a Notary Public for the State at Large, hereby certify that Lisa I. Reaves, whose name is signed to the preceding, who is known to me, acknowledged before me on this day that being informed of the contents hereof, she voluntarily executed the same on the day the same bears date.

Given under my hand and official seal of office on this the 22 day of December, 2020.


Notary Public
My commission expires:

3-14-2024

This instrument prepared by:
Eric L. Toxey
1623 Second Avenue North
Bessemer, Alabama 35020

Grantor's Mailing Address:
Lisa I. Reaves
1622 San Giovanni Drive
Miramar Beach, Florida 32550

Grantee's Mailing Address:
Paul D. Reaves, Trustee
1622 San Giovanni Drive
Miramar Beach, Florida 32550

Real Estate Sales Validation Form

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

Grantor's Name Lisa I. Reaves
Mailing Address 1622 San Giovanni Drive
Miramar Beach, FL 32550

Grantee's Name Paul D. Reaves & Abbie Lynn Bolton, Trustees
Mailing Address 1622 San Giovanni Drive
Miramar Beach, FL 32550

Property Address 2816 Berkeley Drive
Birmingham, Alabama 35242

Date of Sale 12/22/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 433,230.00

Shelby County, AL 01/06/2021
State of Alabama
Deed Tax: \$433.50

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 Tax appraisal


20210106000010420 3/3 \$462.50
Shelby Cnty Judge of Probate, AL
01/06/2021 02:18:19 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 12/22/2020

Print Eric L. Toxey

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one