

20210311000122400 1/3 \$93.50
Shelby Cnty Judge of Probate, AL
03/11/2021 12:50:39 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To Brittiney N. Reese 616 Trace Crossings Trail Hoover, AL 35244
--	---

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Brittiney Reese, a single woman and Cherie Reese, a single woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brittiney N. Reese** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 68, according to the Survey of Wyndham, The Cottages, Phase 1, as recorded in Map Book 25, Page 14, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

Brittiney Reese is one and the same person as Brittiney N. Reese.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. No title search performed. No title search requested.

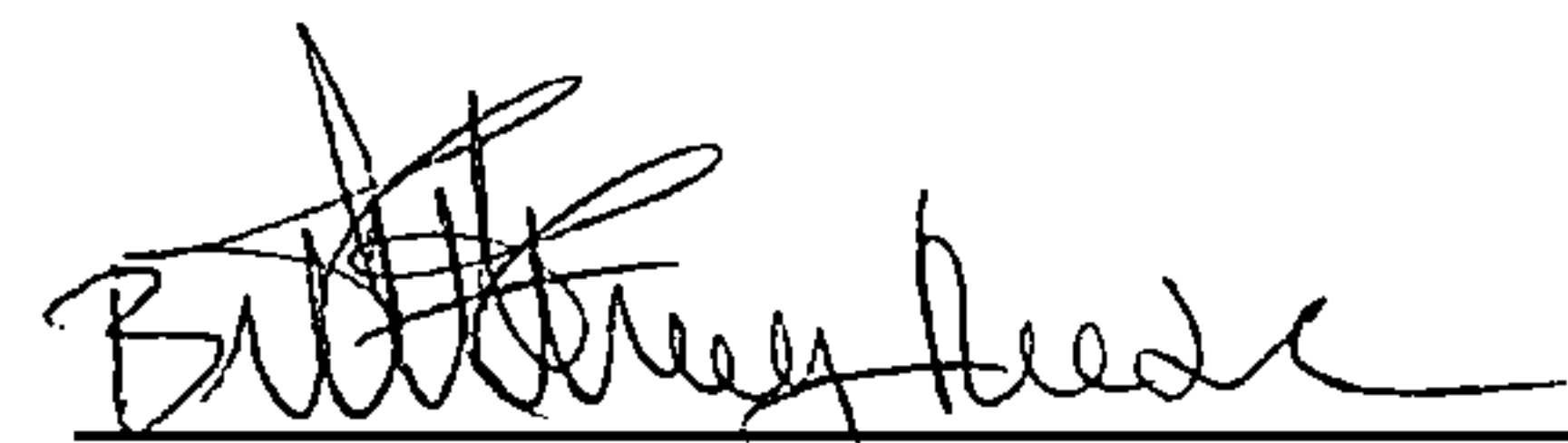
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, in fee simple, and to her heirs and assigns, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; ; that GRANTORS have a good right to sell and convey the said Real Estate to the GRANTEE; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3rd day of March, 2021.

Witness



Brittainy Reese

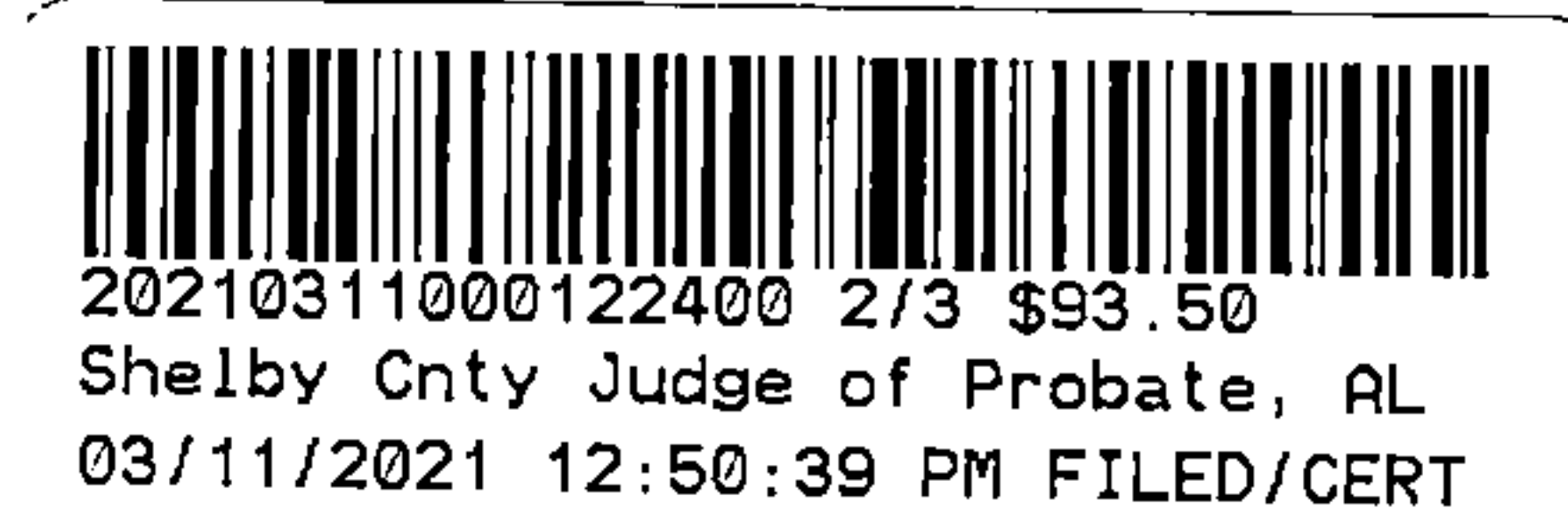
Witness



Cherie Reese


STATE OF ALABAMA)

COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brittainy Reese, a single woman and Cherie Reese, a single woman, 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 3rd day of March, 2021.



NOTARY PUBLIC
My Commission Expires: 06/02/2023



(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	Brittiney Reese and Cherie Reese	Grantee's Name	Brittiney Reese
Mailing Address	616 Trace Crossings Trail Hoover, AL 35244	Mailing Address	616 Trace Crossings Trail Hoover, AL 35244
Property Address	9014 Brookline Lane Helena, AL 35080	Date of Sale	<u>March 3, 2021</u>

Total Purchase Price \$ _____

Actual Value \$ _____

or

Assessor's Market Value \$ 128,400.00

Note: Collect Tax on
1/2 Value or \$64.50
deed tax

Shelby County, AL 03/11/2021
State of Alabama
Deed Tax: \$64.50

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/ Assessor's Appraised Value

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 _____

Print Brittiney Reese and Cherie Reese

Unattested

(verified by)

Sign *Brittiney Reese + Cherie Reese*
(Grantor/Grantee/Owner/Agent) circle one



20210311000122400 3/3 \$93.50
Shelby Cnty Judge of Probate, AL
03/11/2021 12:50:39 PM FILED/CERT