

This Instrument was Prepared by:

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

File No.: MV-21-27193

Send Tax Notice To: Regina Reed
Josue Derice

8 Avondale Circle
Sy Lacunga AL 35150

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, 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, **Jo Ellen Mudd FLP**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Regina Reed and Josue Derice**, (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

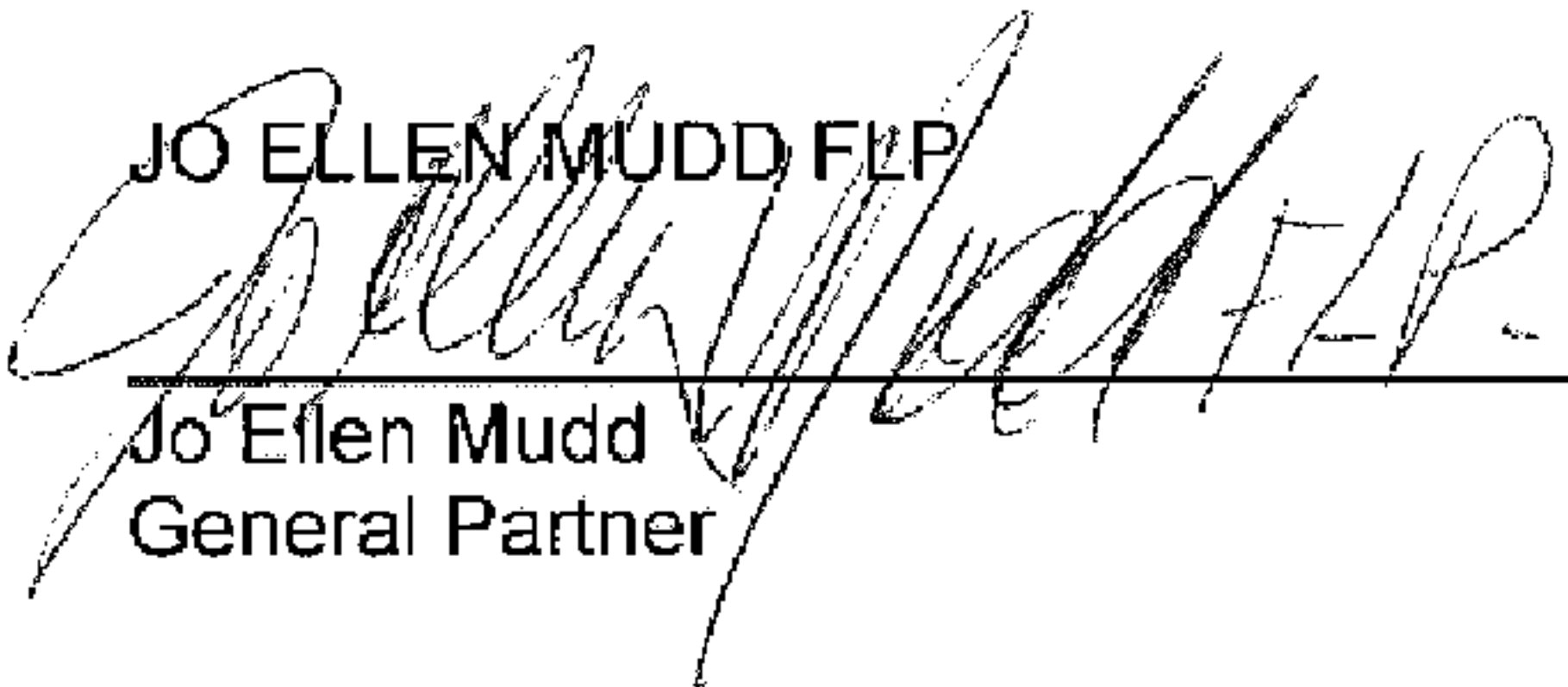
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 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 forever, together with every contingent remainder and right of reversion.

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 May, 2021.

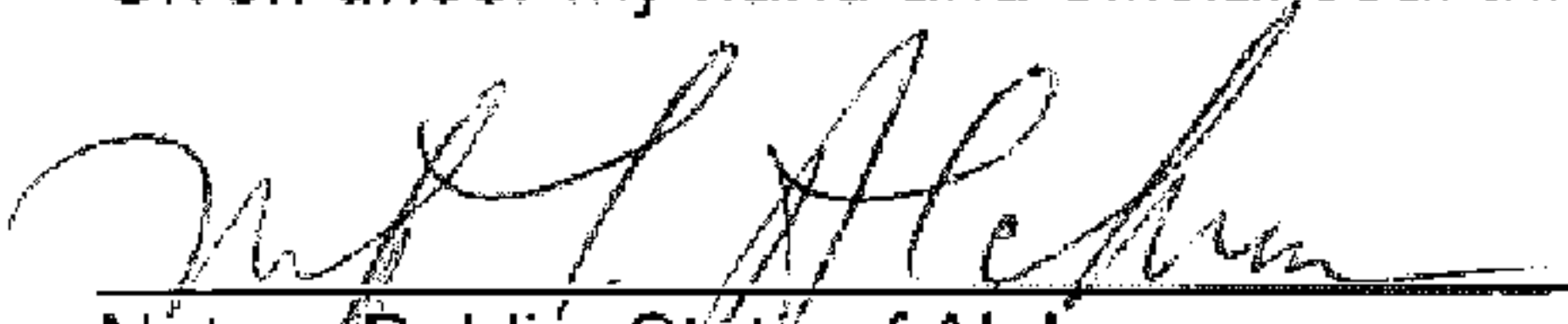
JO ELLEN MUDD FLP

Jo Ellen Mudd
General Partner

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 Jo Ellen Mudd as General Partner of Jo Ellen Mudd FLP, 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 May, 2021.


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

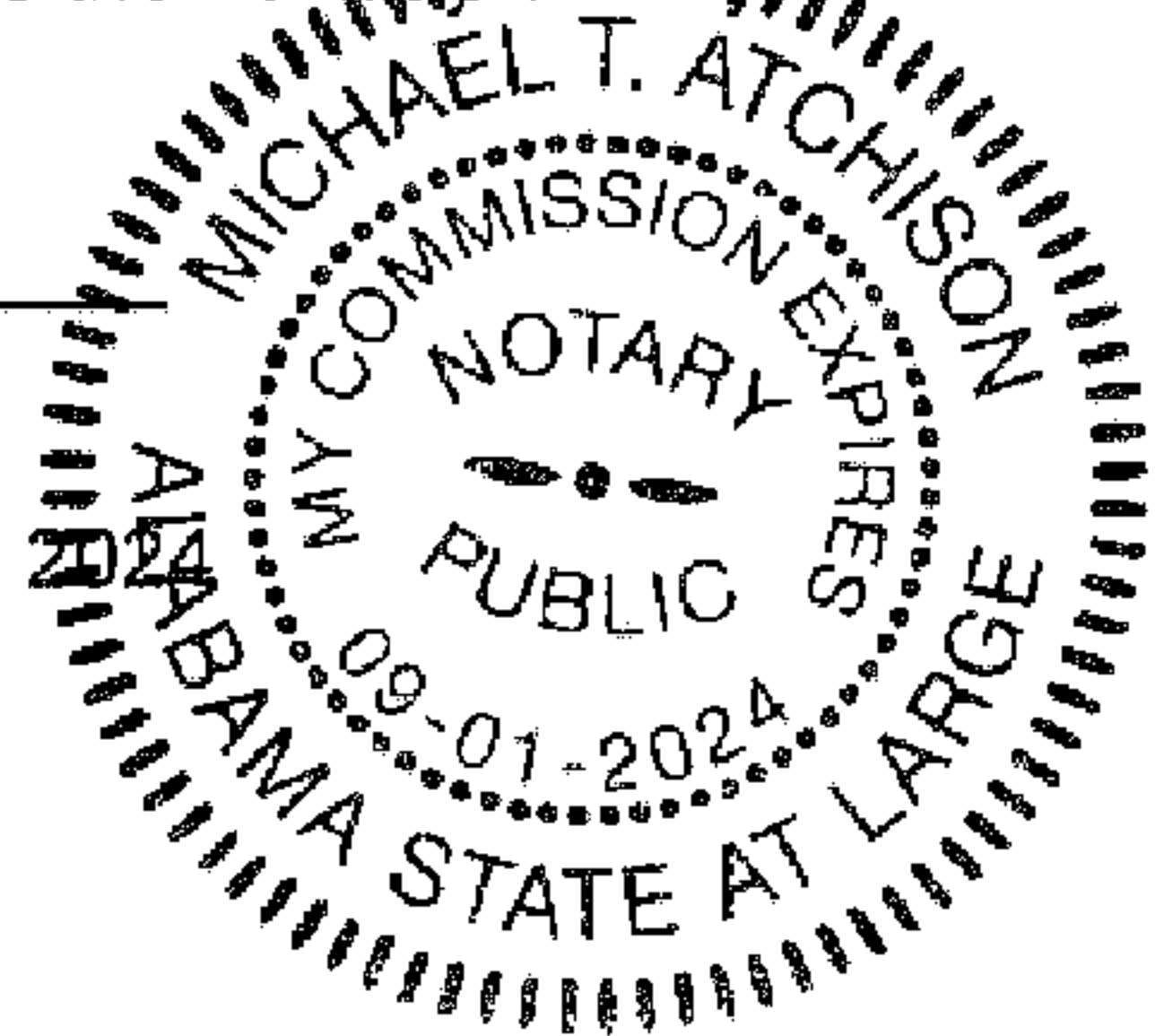


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence North 0 degrees 41 minutes 17 seconds West along the West line of said 1/4-1/4 Section a distance of 290.00 feet to the point of beginning; thence continue along the last described course a distance of 335.56 feet to the Northeasterly right of way of Fleming Lane; thence North 74 degrees 03 minutes 57 seconds West along said right of way a distance of 125.39 feet to the intersection of said right of way and the Southerly right of way of Flemings Road, also a point on a curve to the right having a central angle of 24 degrees 10 minutes 02 seconds and a radius of 688.44 feet, said curve subtended by a chord bearing South 56 degrees 25 minutes 51 seconds West and a chord distance of 288.23 feet; thence along the arc of said and along said Flemings Road right of way and leaving said Fleming Lane right of way a distance of 290.38 feet; thence South 68 degrees 30 minutes 52 seconds West along said right of way a distance of 219.62 feet; thence South 12 degrees 43 minutes 55 seconds and leaving said right of way a distance of 154.54 feet; thence North 87 degrees 48 minutes 23 seconds East a distance of 535.46 feet to the point of beginning. Said property lying in the NE 1/4 of SE 1/4, Section 35, Township 18 South, Range 2 East, Shelby County, Alabama.
According to survey of Rodney Y. Shiflett, RLS #21784, dated May 19, 2003.

Real Estate Sales Validation Form

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

Grantor's Name	Jo Ellen Mudd FLP	Grantee's Name	Regina Reed
Mailing Address	P.O. Box 1335 Vincent, AL 35178	Mailing Address	Josue Derice 8 Avondale Circle Sylacauga, AL 35150
Property Address	0 Fleming Vincent, AL 35178	Date of Sale	May 04, 2021
		Total Purchase Price	\$15,000.00
		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 April 27, 2021

Print Jo Ellen Mudd FLP

Unattested

Sign Jo Ellen Mudd FLP
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 02:50:31 PM
\$43.00 CHERRY
20210504000222500

Ann S. Bayl

Form RT-1