

This is being rerecorded for the purpose of correcting the legal description.

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
TERRY L. REAGIN and  
ALEXANDRA J. VILLAMIL  
REAGIN  
and 9122 HIGHWAY 41 S  
375 ADAMS ROAD  
LEEDS, ALABAMA 35094

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Thousand and 00/100 (\$40,000.00) to the undersigned Grantors, JUDITH SASSER, AN <sup>fee</sup> UNMARRIED WOMAN and ROBIN BATES, AN UNMARRIED WOMAN, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto TERRY L. REAGIN and ALEXANDRA J. VILLAMIL REAGIN, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

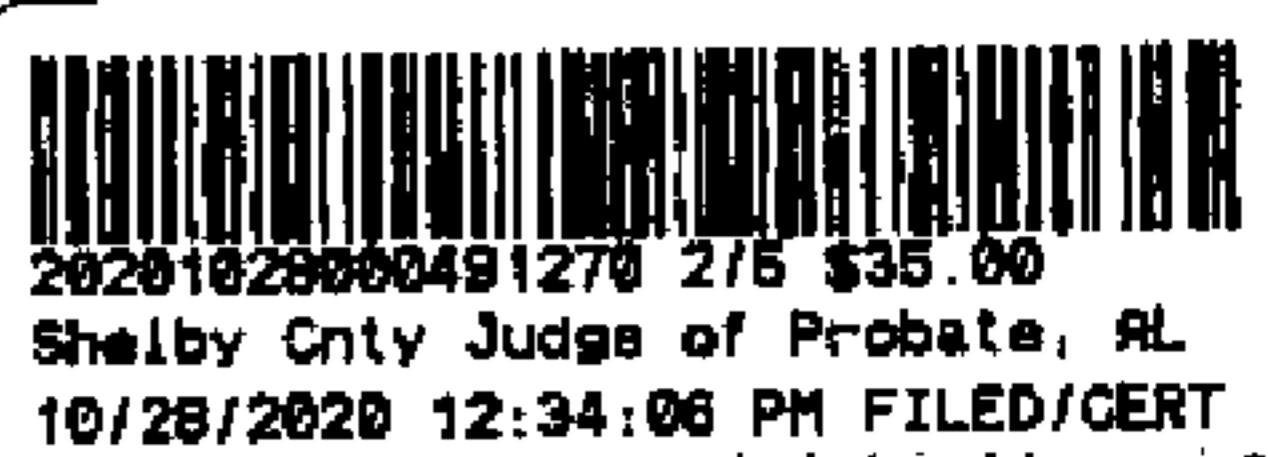
Property address: 375 ADAMS ROAD, LEEDS, ALABAMA 35094

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$41,600.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.  
SAID PROPERTY IS NOT THE HOMESTEAD OF EITHER GRANTOR



70 10/28/2020 12:34:06 PM DEEDS 2/5

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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 persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the <sup>13<sup>th</sup></sup> 9<sup>th</sup> day of October, 2020.

*Judith Sasser*  
\_\_\_\_\_  
JUDITH SASSER

\_\_\_\_\_  
\_\_\_\_\_

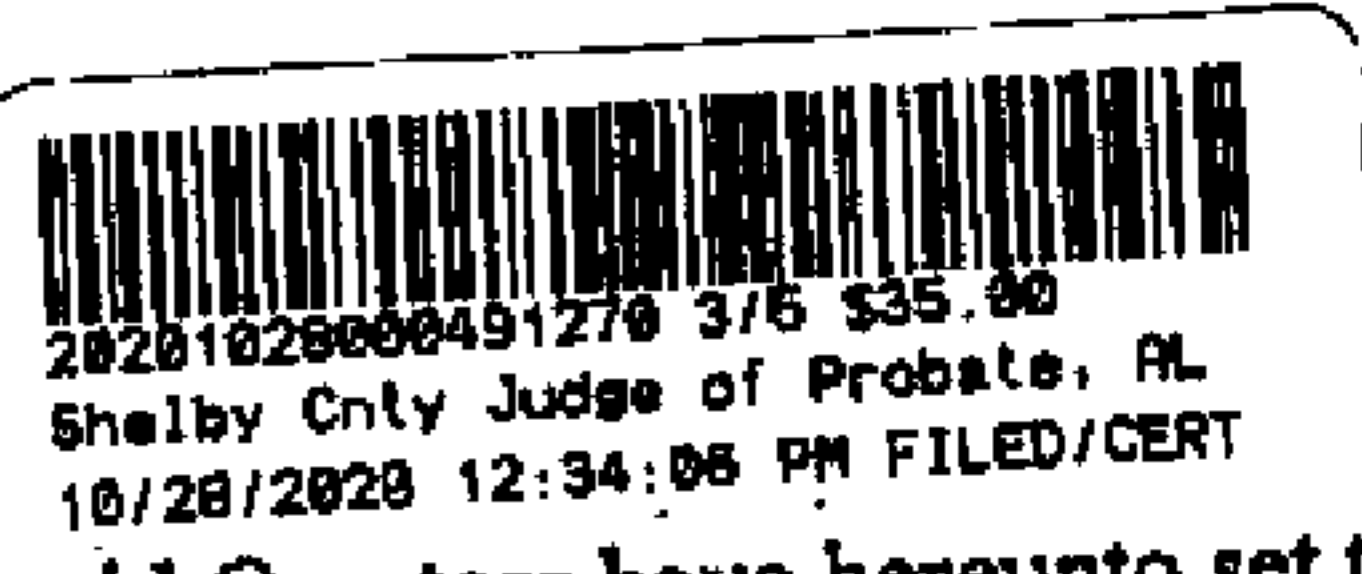
STATE OF ~~ALABAMA~~ <sup>Florida</sup>  
JEFFERSON COUNTY  
<sup>Escomb</sup>

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JUDITH SASSER, 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 conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <sup>13<sup>th</sup></sup> 9<sup>th</sup> day of October, 2020.

*Marcene W. Mann*  
\_\_\_\_\_  
NOTARY PUBLIC





10/28/2020 12:34:06 PM DEEDS 3/5

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 9th day of October, 2020.

*Robin Bates*  
\_\_\_\_\_  
ROBIN BATES

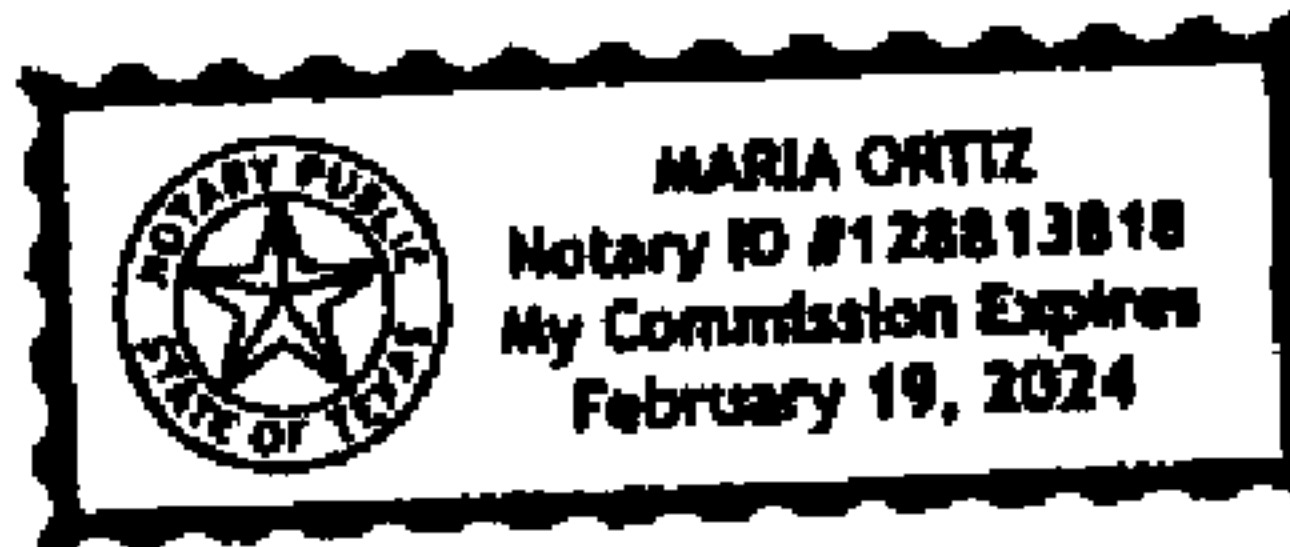
\_\_\_\_\_  
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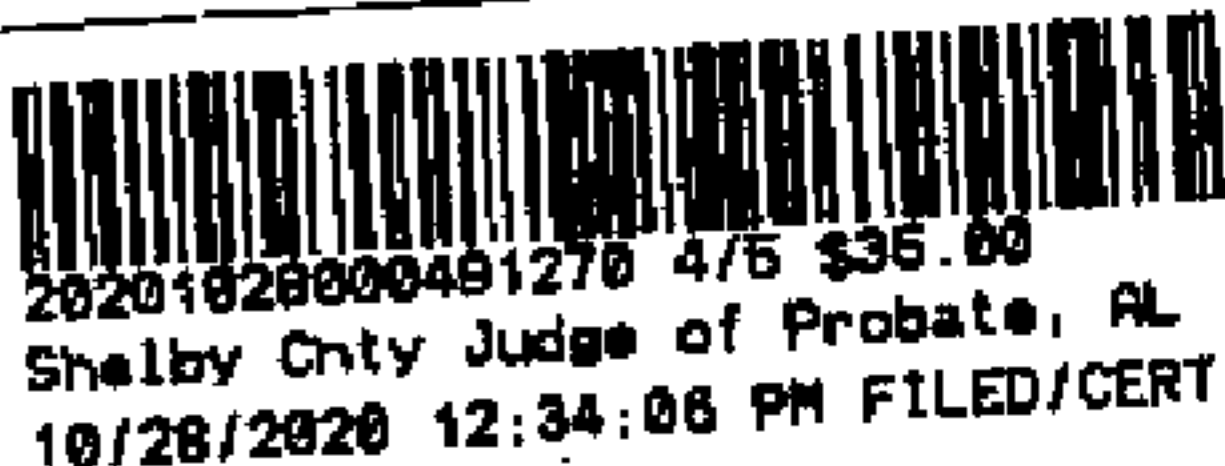
*Texas*  
STATE OF ALABAMA  
JEFFERSON COUNTY  
*Ortiz*

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBIN BATES, 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 conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2020.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC





10/28/2020 12:34:06 PM DEEDS 4/5

**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Judith Sasser Robin Bates

Grantee's Name: TERRY L REAGIN and ALEXANDRA J. VILLAMIL REAGIN

Mailing Address: 375 DAMS ROAD LEEDS, ALABAMA 35094

Mailing Address: PB Box 212 LEEDS, ALABAMA 35094

Property Address: 875 ADAMS ROAD LEEDS, ALABAMA 35094

Date of Sales: October 15th, 2020

Total Purchase Price: (\$40,000.00)  
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"/> | Tax Appraisal        |
| <input type="checkbox"/>            | Sales Contract    | <input type="checkbox"/> | Other Tax Assessment |
| <input checked="" 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 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: October 15th, 2020

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

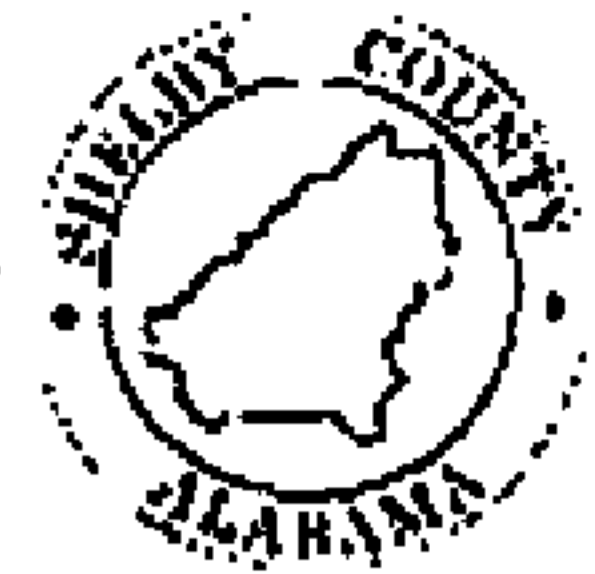
Unattested

(verified by)

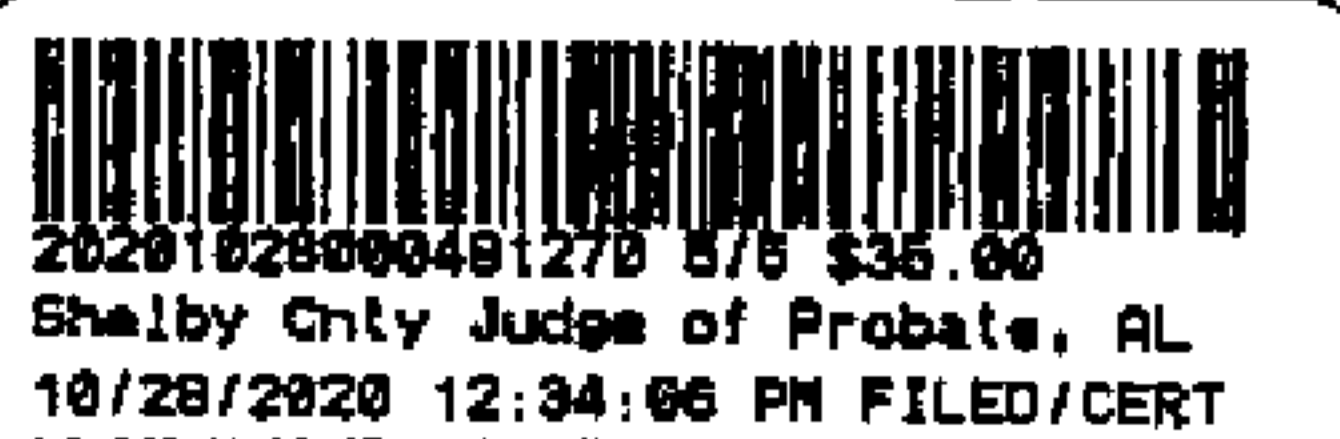
~~A part of the NW 1/4 NW 1/4 of Section 18, Township 18, Range 1 East, more particularly described as follows:  
 Commence at the Southeast Corner of the above said NW1/4-NW1/4 and in the Westerly direction along the south  
 line of said 1/4-1/4 run a distance of 870.50 feet; thence turn an angle of 80 degrees 27' 38" to the right for a distance  
 of 401.50 feet to the point of beginning; thence continue along the last named course for a distance of 271.13 feet;  
 thence turn an angle of 91 degrees 30' to the left for a distance of 201.47 feet; thence turn an angle of 105 degrees  
 17' 33" to the left for a distance of 201.55 feet; thence turn an angle of 65 degrees 12' 28" to the left for a distance of  
 180.68 feet to the point of beginning. Situated in Shelby County, Alabama.~~

Exhibit A

A part of the NW1/4-NW1/4 of Section 18, Township 18 South, Range 1 East and more particularly described as follows: Commence at the Southwest corner of the above described NW1/4-NW1/4 and in an Easterly direction along the South line of said 1/4-1/4 run a distance of 335.25 feet; thence 89 degrees 32 minutes 22 seconds left for 263.93 feet to the point of beginning; thence continue along the last named course for 263.93 feet; thence 89 degrees 32 minutes 22 seconds right for 335.25 feet thence 90 degrees 27 minutes 38 seconds right for 263.93 feet; thence 89 degrees 32 minutes 22 seconds right for 335.25 feet to the point of beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk



*Allie S. Byrd*



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/12/2021 10:06:47 AM  
 \$35.00 JOANN  
 20210512000235020

*Allie S. Byrd*