This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: MV-21-27580 Send Tax Notice To: Carla Hilliard John A. Hilliard, II 205 L And M Tree. Shelby, AL 35143

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Yesents:
Yesents:

County of Shelby

That in consideration of the sum of Four Hundred Ninety Five Thousand Nine Hundred Ten Dollars and Eleven Cents (\$495,910.11), 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, J. W. Reeder and Dovie R. Reeder, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Carla Hilliard and John A. Hilliard, II, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$396,727.00 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 15th day of September, 2021.

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 J. W. Reeder and Dovie R. Reeder, 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 handpand official seal this the 15th day of September, 2021.

Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 01, 2024

## EXHIBIT "A" LEGAL DESCRIPTION

Lot 13A, according to the proposed resurvey of Lots 12, 13 and 14 of Murphy's Fishing Camp, being more particularly described as follows:

Commence at the SE corner of Section 2, Township 24 North, Range 15 East; thence run North along the East line thereof for 1064.00 feet; thence 90 degrees 00 minutes 00 seconds left run West for 240.00 feet; thence 90 degrees 3 minutes 21 seconds right run northerly for 263.00 feet to the point of beginning; thence 359 degrees 59 minutes 53 seconds right run northerly for 119.50 feet; thence 75 degrees 1 minutes 34 seconds left run northwesterly for 84.23 feet; thence 18 degrees 52 minutes 3 seconds right run northwesterly for 128.07 feet; thence 79 degrees 27 minutes 23 seconds left run southwesterly for 144.67 feet; thence 77 degrees 11 minutes 3 seconds left run southeasterly for 129.92 feet; thence 57 degrees 12 minutes 16 seconds left run easterly for 218.56 feet to the point of beginning. Situated in Shelby County, Alabama.

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Official Public Records
Judge of Probate, Shelby County Alabama, County
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## Real Estate Sales Validation Form

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

Grantor's Name	J. W. Reeder Dovie R. Reeder	Grantee's Name	Carla Hilliard John A. Hilliard, II
Mailing Address	<u></u>	Mailing Address	205 L And M Trce.
	156 Willow (Fw) LAN WILSONYILE, HL 351	36	Shelby, AL 35143
Property Address	205 L And M Trce.		September 15, 2021
	Shelby, AL 35143	Total Purchase Price or	<u>\$495,910.11</u>
		Actual Value	
	A	or ssessor'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)  Bill of Sale XX Sales Contract 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 <u>Code of Alabama 1975</u> § 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 September 14	1, 2021	Print J. W. Reeder	
Unattested		Sign Loud	
	(verified by)	(Grantor/	Grantee/Owner/Agent) circle one