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10/14/2021 12:49:54 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Jonathan Reagan
155 Heather Ridge Dr.
Pelham, AL 35124-1990

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

① M211899

THAT IN CONSIDERATION OF **Three Hundred Thirty-Seven Thousand Five Hundred Dollars and NO/100 (\$337,500.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Tonya L. Robles and Chad Goodson, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Jonathan Reagan** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Parcel 1:

Lot 3, according to the Map and Survey of Amended Map of Mobley Addition to Heather Ridge, recorded in Map Book 29, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

A parcel of land situated in the NW ¼ of the NE ¼ of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the SE corner of Lot 56 of Heather Ridge, 1st Addition, Phase 2, as recorded in Map Book 17, Page 124, in the Judge of Probate Office of Shelby County, Alabama, said point being on the North right of way line of Heather Ridge Drive; thence run North along the East line of said Lot 56 for 200.00 feet to the NE corner of said Lot 56, said point also being the SW corner of Lot 15 of Heather Ridge, 2nd Addition, Phase 1, as recorded in Map Book 20, Page 22 in the Judge of Probate Office of Shelby County, Alabama; thence turn 90 degrees right and run Easterly along the South line of said Lot 15 and the South line of Lot 16 of said Heather Ridge, 2nd Addition, Phase 1 for 141.28 feet to a point on the Westerly line of a 60.00 foot wide Alabama Power Company Easement; thence turn 121 degrees 05 minutes 09 seconds right and run Southwesterly along said easement and along the Westerly line of Lot 3 of the Amended Map of Mobley Addition to Heather Ridge, as recorded on Map Book 29, Page 66 In the Judge of Probate Office of Shelby County, Alabama for 187.60 feet to a point on the North ROW line of said Heather Ridge Drive, said point beginning on a curve to the left, said curve subtending a central angle of 69 degrees 08 minutes 59 seconds and having a radius of 50.00 feet; thence turn 15 degrees 01 minutes 34 seconds right to the chord of said curve and run Southwesterly along the arc of said curve and along said ROW line of 60.34 feet to the end of said curve; thence from the chord of said curve turn 43 degrees 53 minutes 17 seconds right and West along said ROW line for 3.51 feet to the POB.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

M211899

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors, and assigns forever, against the lawful claims of all persons.

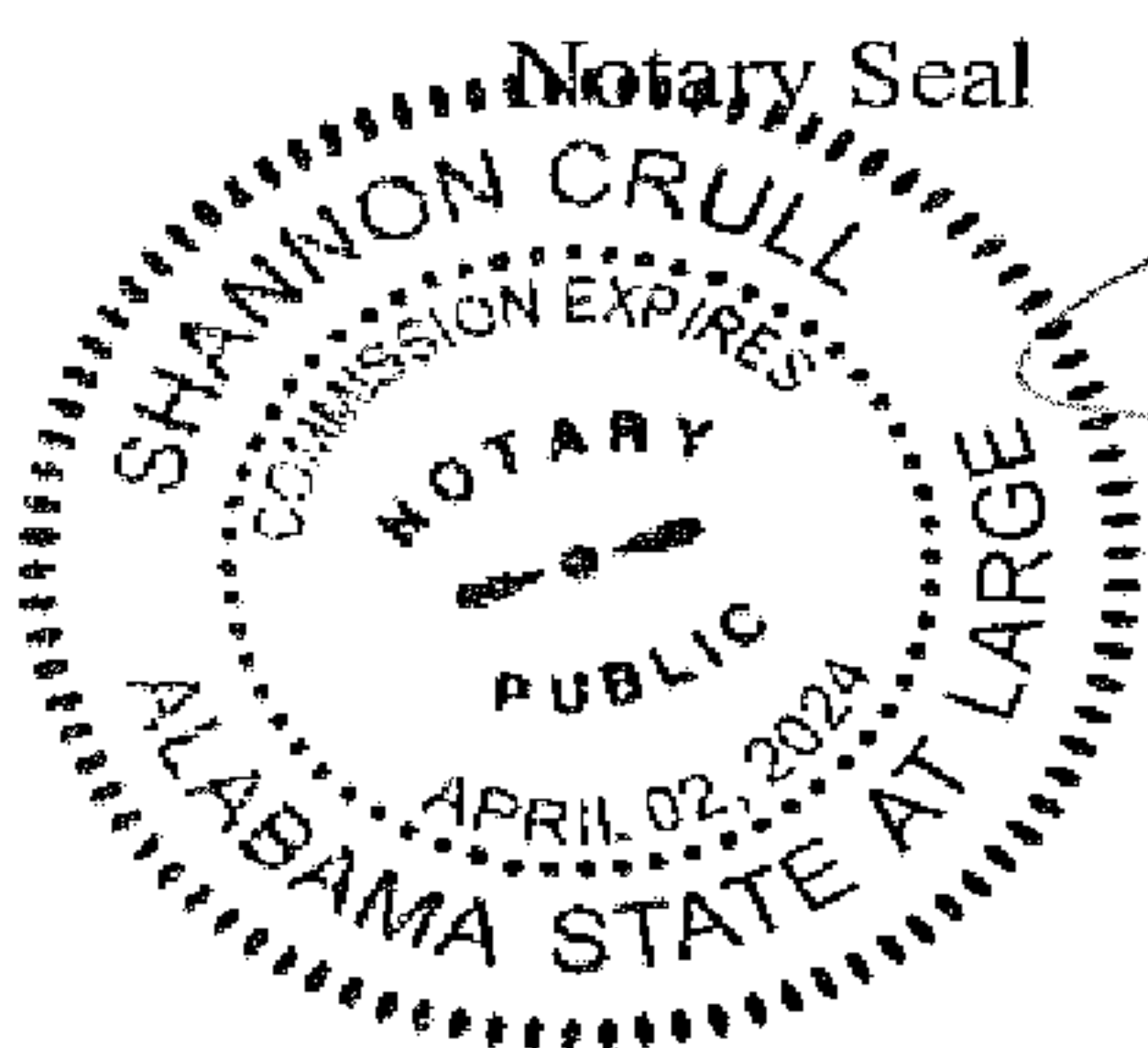
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this 8th day of October, 2021.

Tonya L. Robles
Tonya L. Robles

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Tonya L. Robles** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of October, 2021.



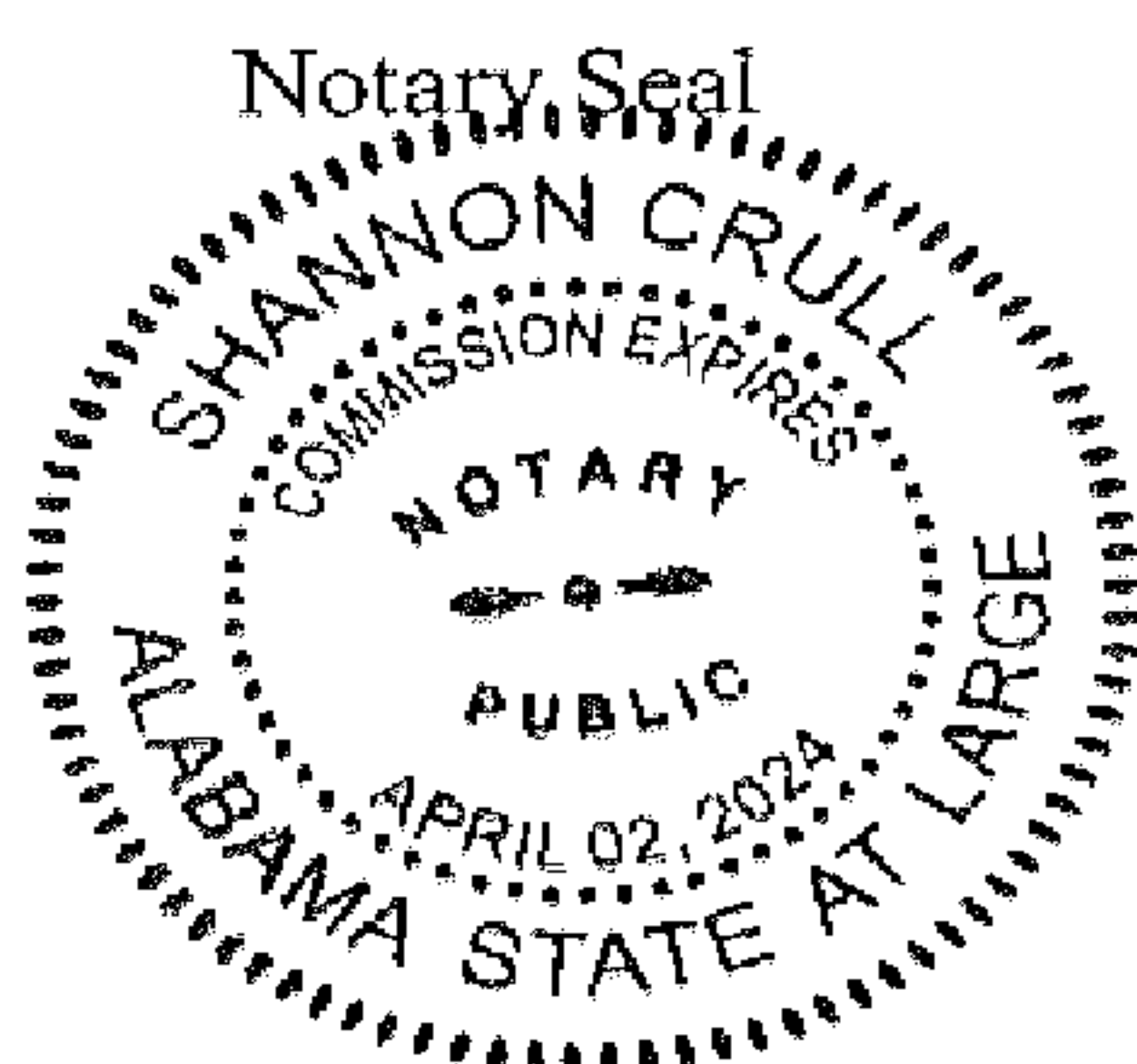
[Signature]
Notary Public
My commission expires: 4/2/24

Chad Goodson
Chad Goodson

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Chad Goodson** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of October, 2021.



[Signature]
Notary Public
My commission expires: 4/2/24



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2021 12:49:54 PM
 \$365.50 KIMBERLY
 20211014000500670

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Tonya L. Robles	Grantee's Name	Jonathan Reagan
Chad Goodson		
Mailing Address <u>40 Hillside Court</u>	Mailing Address	<u>155 Heather Ridge Dr.</u>
<u>Ringgold, GA 30736</u>		<u>Pelham, AL 35124-1990</u>
Property Address	Date of Sale	October 8th, 2021
155 Heather Ridge Dr, Pelham, AL 35124-1990	Total Purchase Price	\$337,500.00
	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 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 10/8/21

Print Shannon Crut
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one