



20211015000503390 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/15/2021 03:30:55 PM FILED/CERT

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of **One Hundred, Seven Thousand and no/100 Dollars (\$107,000.00)** and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KIM WALTON REYNOLDS AND HUSBAND, MARK A REYNOLDS**, (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **JAKOB D. JACKSON** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

A Lot or parcel of land located in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, City of Vincent, Shelby County, Alabama and being more particularly described as commencing at the Southwest corner of the NE 1/4 of the SE 1/4 of said Section 15; thence North 18 degrees 00 minutes East along the East right of way line of U.S. Highway No. 231, 608.0 feet; thence North 85 degrees 17 minutes East 245.95 feet; thence South 9 Degrees 39 minutes East 98.68 feet to the place of beginning; thence from the place of beginning North 85 degrees 17 minutes East 259.78 feet to the Westerly side of a paved road; thence South 15 degrees 15 minutes East along the westerly side of said paved road 100.0 feet; thence South 85 degrees 17 minutes West 269.6 feet; thence North 9 degrees 39 minutes West 98.68 feet to the place of beginning.

ALSO:

A Lot or Parcel of land located in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, City of Vincent, Shelby County, Alabama and being more particularly described as commencing at the SW corner of the NE 1/4 of the SE 1/4 of said Section 15; thence North 18 degrees 00 minutes East along the East right of way of U.S. Highway No. 231; 608.0 feet; thence North 85 degrees 17 minutes East 245.95 feet to a point, being the point beginning of the lot herein conveyed; thence from the place of beginning North 85 degrees 17 minutes East 250.0 feet to the Westerly side of a paved road; thence South 15 degrees 15 minutes East 100 feet ; thence South 85 degrees 17 minutes West 259.78 feet; thence North 9 degrees 39 minutes West 98.68 feet to the beginning.

Property includes a 1998 Southern Energy Homes, Serial Numbers DSEAL 3771 A/B, permanently attached to the property, with wheels and axles removed, and utility connections permanently installed, to be taxed and assessed as realty, thereby forming a part of the realty

\$ 108,806.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

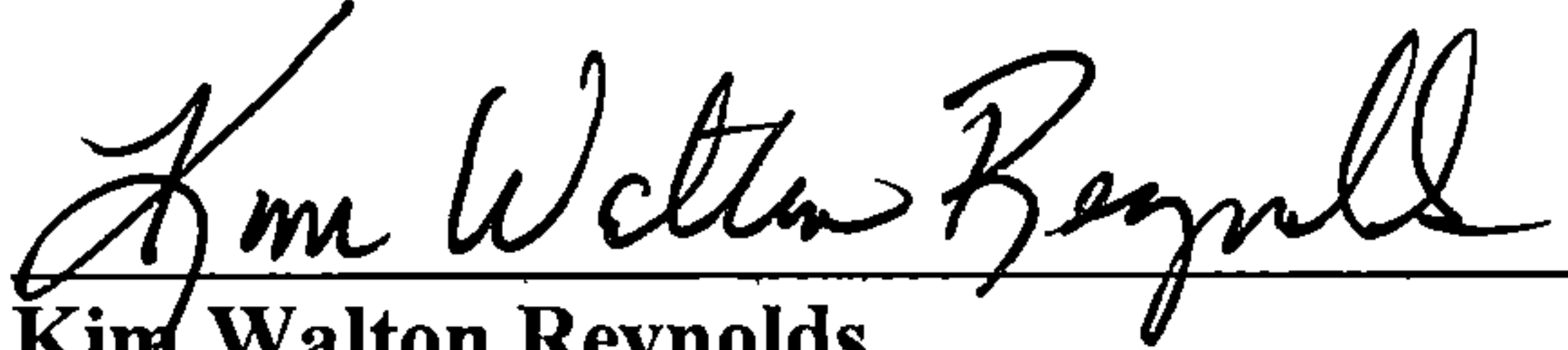


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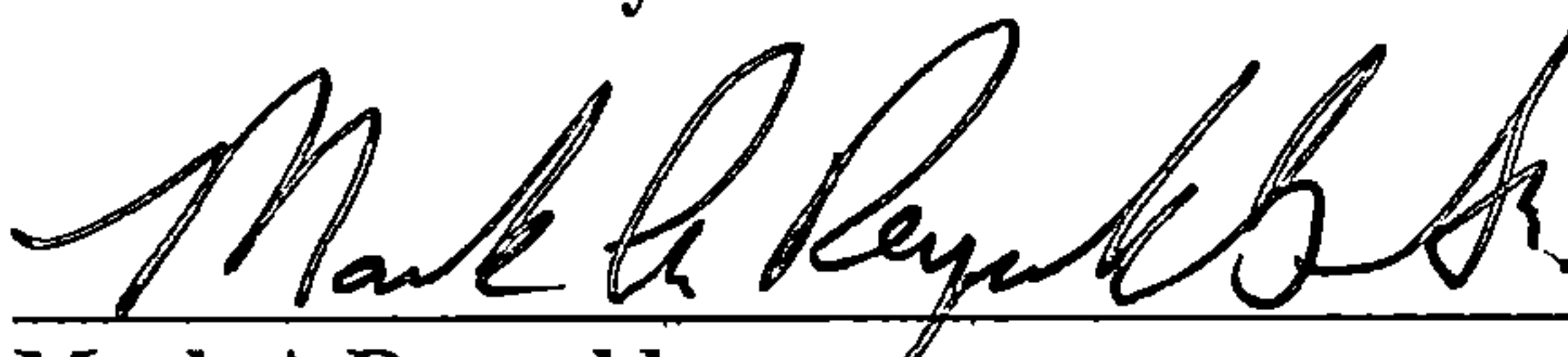
Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 7th day of October, 2021.

WITNESS

 {L.S.}
Kim Walton Reynolds

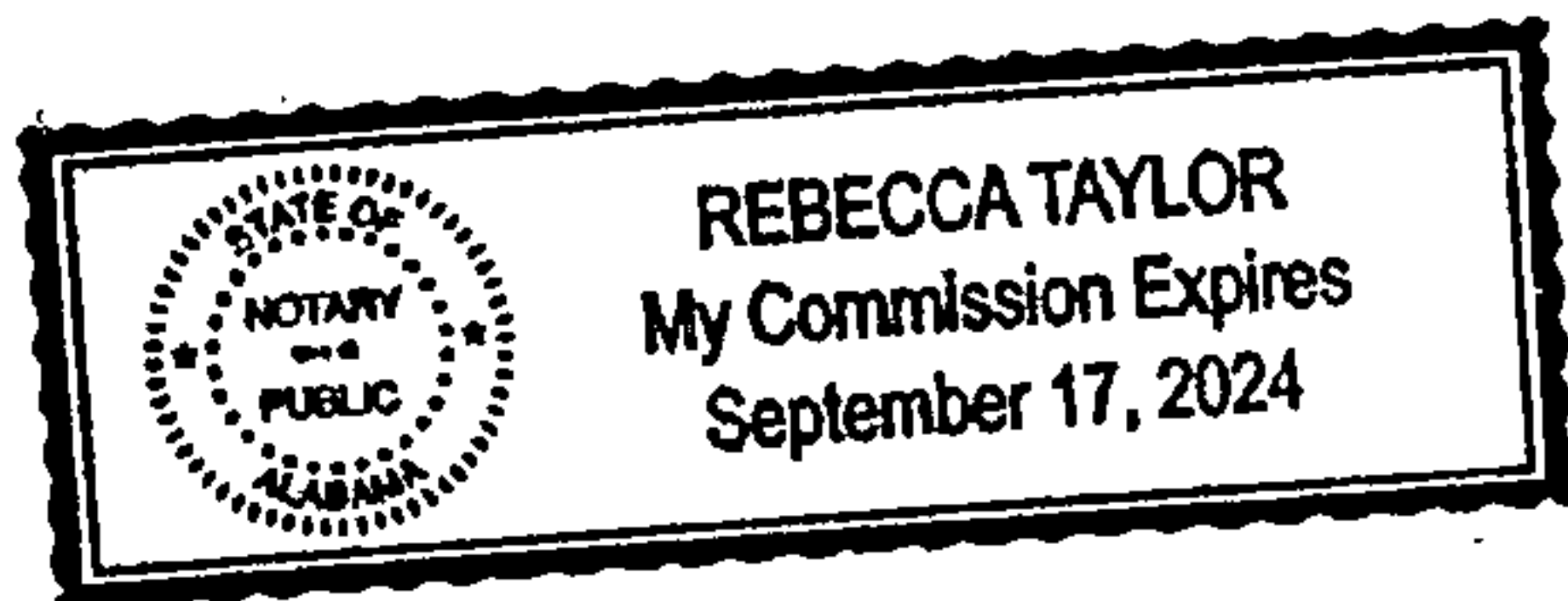
WITNESS

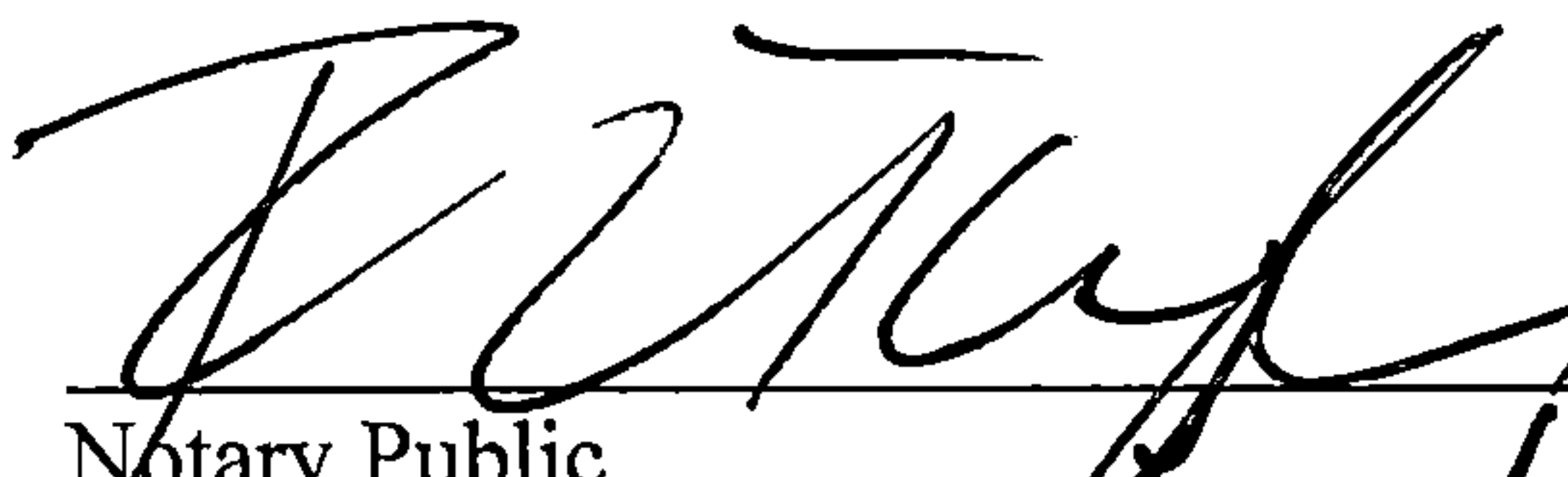
 {L.S.}
Mark A Reynolds

STATE OF ALABAMA
COUNTY OF ST CLAIR

I, the undersigned notary public, in and for said county and state, hereby certify that **Kim Walton Reynolds and husband, Mark A Reynolds**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of October, 2021.




Notary Public
My commission expires 9/17/2024

GRANTORS' MAILING ADDRESS:

PO Box 44
Vincent AL
35178

**GRANTEE'S MAILING ADDRESS/SEND TAX
NOTICE TO:**

122 Raley Street
Vincent, AL 35178

THIS INSTRUMENT PREPARED BY:

The Robinson Law Firm, P.C.
Sixth Ave - Court Street W
PO Box 370
Ashville Alabama 35953

File # 2021-9116

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 197

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Grantor's Name Kim Walton Reynolds
Mailing Address Mark A. Reynolds
PO Box 44
Vincent, AL 35178

Grantee's Name Jakob Jackson
Mailing Address 122 Raley Street
Vincent, AL 35178

Property Address 122 Raley Street
Vincent, AL 35178

Date of Sale Oct 7, 2021
Total Purchase Price \$ 107,000.00

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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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.

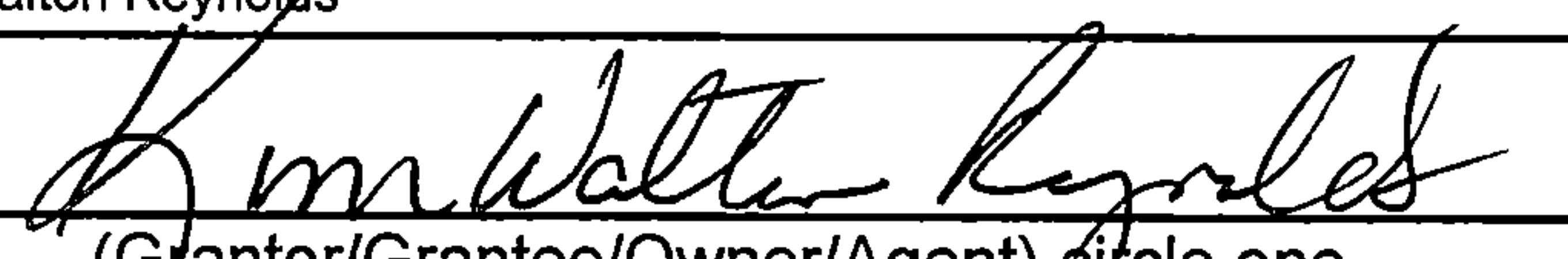
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10/7/2021

Print Kim Walton Reynolds

☐ Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one