

20211201000574200
12/01/2021 03:13:05 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Jeremy Reynolds and Aimee B. Reynolds
704 Shelby Farms Place
Alabaster, Alabama 35007

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Eighty Thousand dollars & no cents (\$280,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Estate of Elizabeth M. Horton, deceased, Case No. PR-2021-000807

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Jeremy Reynolds and Aimee B. Reynolds

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 25, ACCORDING TO THE FINAL PLAT OF SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 149, AMENDED MAP 46, PAGE 5 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$160,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 38, page 149 and amended Plat/Map Book 46, Page 5.

University of Montevallo to have unrestricted access to existing retention pond for learning and training as per record map.

Right of Way granted to AT&T recorded in Real 166, page 653.

Right of Way granted to Plantation Pipe Line recorded in Volume 112, page 311.

Right of Way granted to Alabama Power Company recorded in Volume 112, page 457 and Volume 123, page 436.

Grant of land easement with restrictive covenants granted to Alabama Power Company recorded in Inst. No. 20071108000516290.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20080130000038130, in the Probate Office of Shelby County, Alabama.

Easement to City of Alabaster recorded in Inst. No. 20080130000038120; Inst. No. 20080130000038130; Inst. No. 20080130000038110 and Inst. No. 20080130000038100.

Assignment of Developer's rights recorded in Inst. No. 2015-20163.

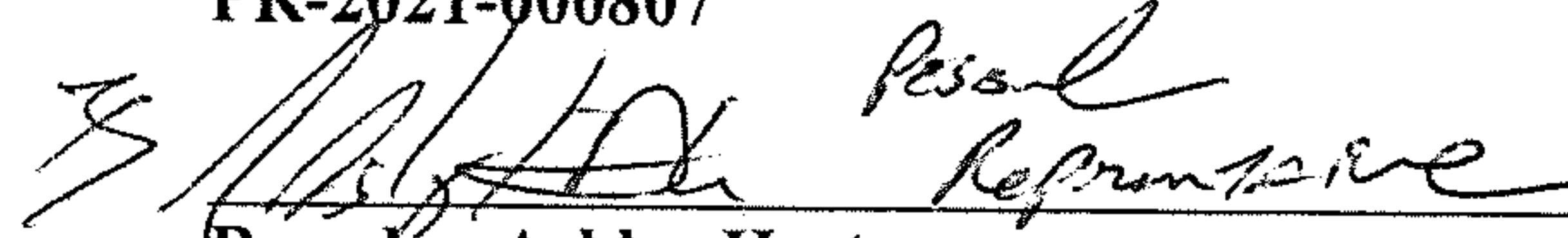
The right of interested parties to file claims against the Estate of Elizabeth M. Horton, deceased, for a period of 6 months from date of Letters of Testamentary issuance. Said date being: March 24, 2022.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), November 30, 2021.

Estate of Elizabeth M. Horton, deceased, Case No.
PR-2021-000807

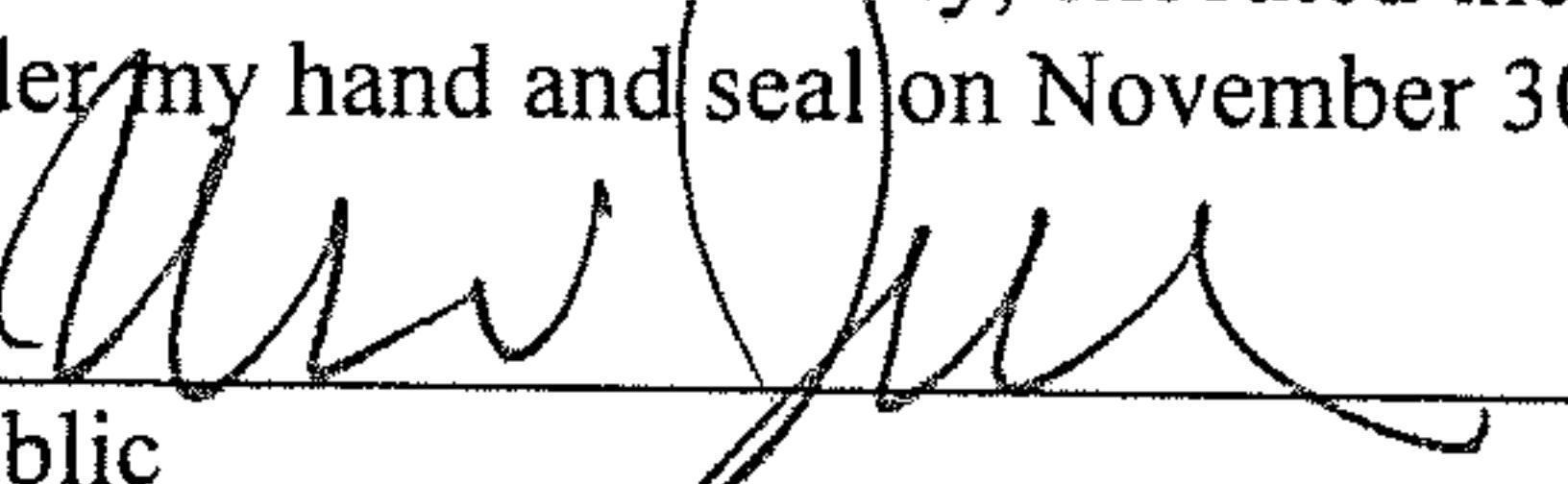

Brandon Ashley Horton
Personal Representative (Seal)

STATE OF ALABAMA

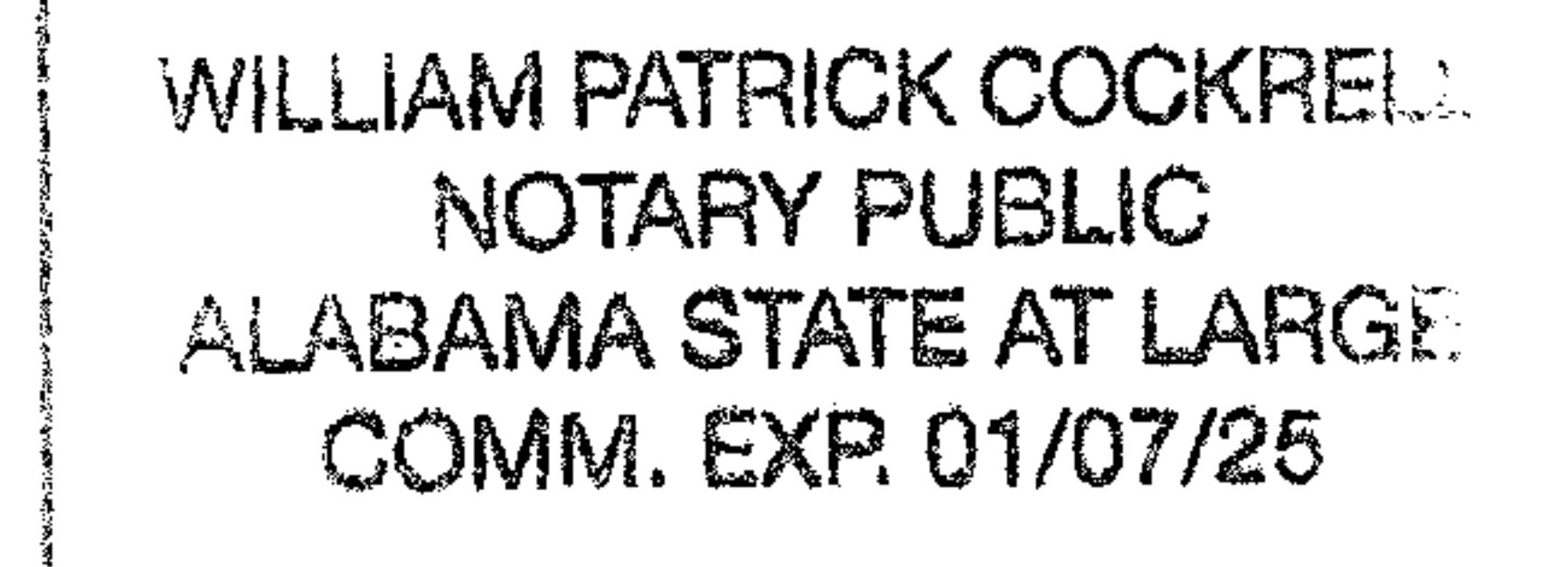
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brandon Ashley Horton, whose name is signed as Personal Representative of the Estate of Elizabeth M. Horton, deceased, Probate Case #PR-2021-000807, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on November 30, 2021.


Notary Public

My commission expires: _____



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name Estate of Elizabeth M. Horton,
deceased, Case No. PR-2021-000807

Grantee's Name Jeremy Reynolds and Aimee B. Reynolds

Mailing Address _____

Mailing Address 704 Shelby Farms Place
Alabaster, Alabama 35007

Property Address 704 Shelby Farms Place
Alabaster, Alabama 35007

Date of Sale 11/30/2021

Total Purchase Price \$280,000.00

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
 Sales Contract
 Closing Statement

Appraisal
 Other _____

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 currency 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 11/30/21

Print Jeremy Reynolds

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

Unattested

JO

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2021 03:13:05 PM
\$148.00 JOANN
20211201000574200

Allie S. Bayl