

**SEND TAX NOTICE TO:**

Brian W. Reed and Patricia Y. Reed  
129 Bolivar Circle  
Chelsea, Alabama 35043

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

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Jefferson**

That in consideration of **Five Hundred Seventy Nine Thousand Nine Hundred dollars & no cents (\$579,900.00)**

To the undersigned grantor, **Classic American Homes, Inc.**

A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Brian W. Reed and Patricia Y. Reed**

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

**LOT 416, ACCORDING TO THE SURVEY OF LIME CREEK PHASE 4 AT CHELSEA PRESERVE, AS RECORDED IN MAP BOOK 37, PAGE 97, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Parcel ID# 15-4-17-1-004-014.000

This property does not constitute the homestead of the Grantor(s).

\$319,900.00 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 2022 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 Plat/Map Book 37, Page 97.

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 #20170131000038380, in the Probate Office of Shelby County, Alabama.

25 foot setback line as shown on survey by William D. Callahan, Jr. PLS AL Reg. 28251.

All matters as setout in that certain survey dated 8/27/2021, prepared by William D. Callahan, PLS AL Reg#28251.

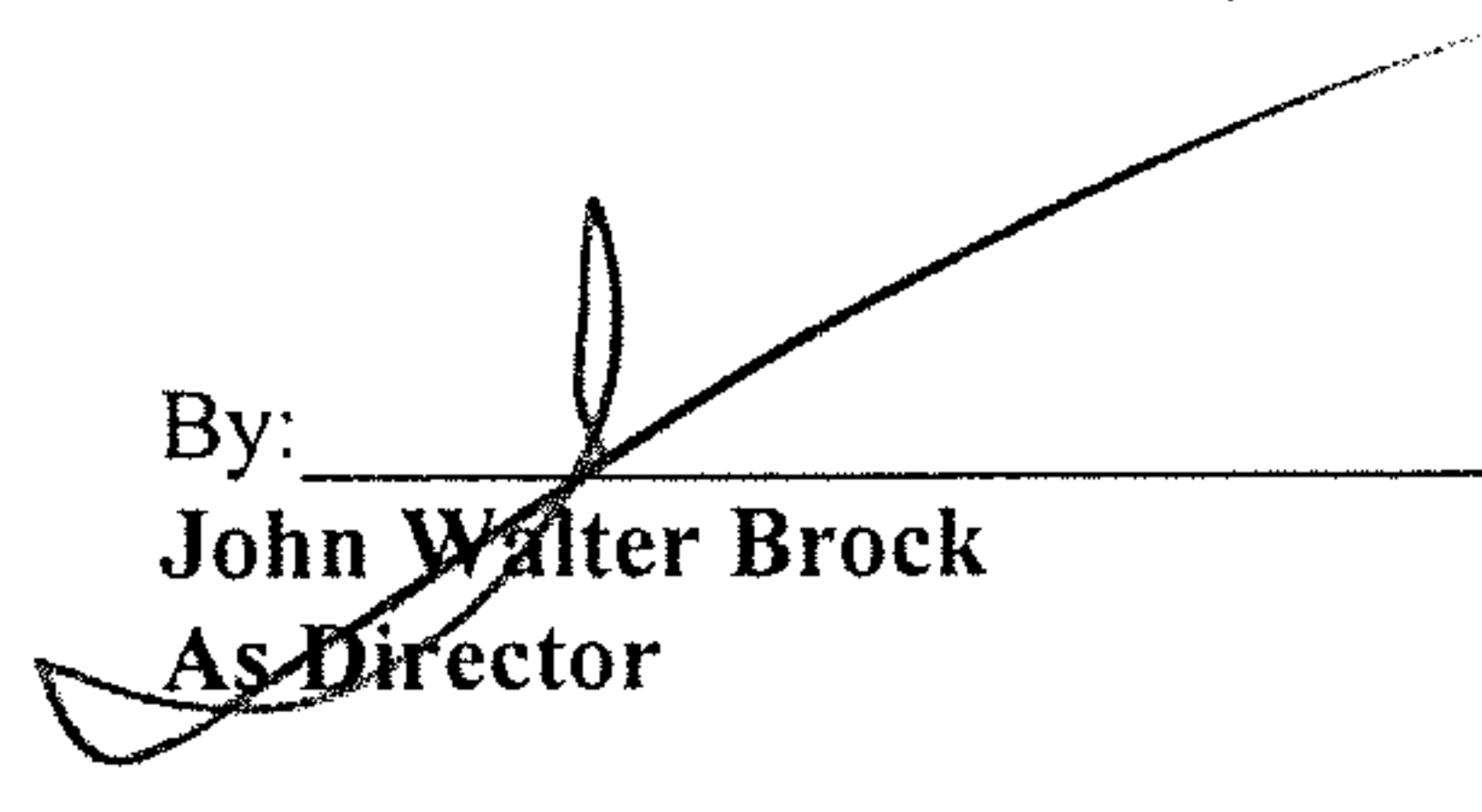
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**CORPORATION FORM WARRANTY DEED,  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
CBT File #2203130**

IN WITNESS WHEREOF, the said GRANTOR, by its Director, who is authorized to execute this conveyance, has hereto set its signature and seal, this April 25, 2022.

ATTEST:

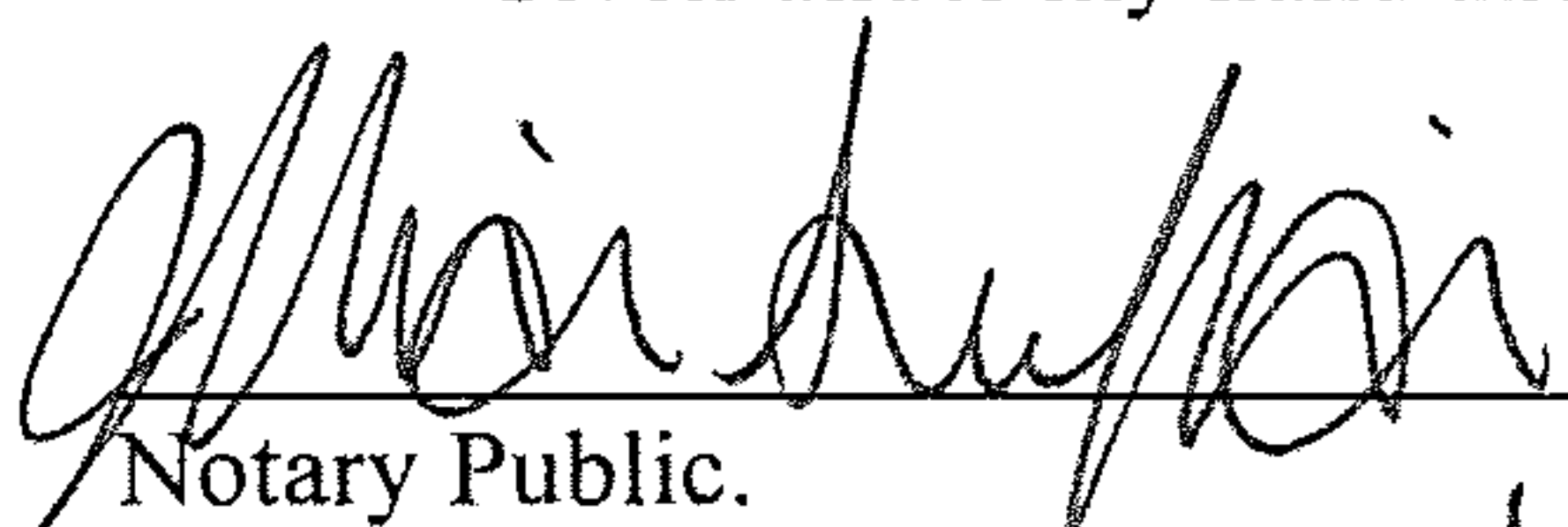
Classic American Homes, Inc.

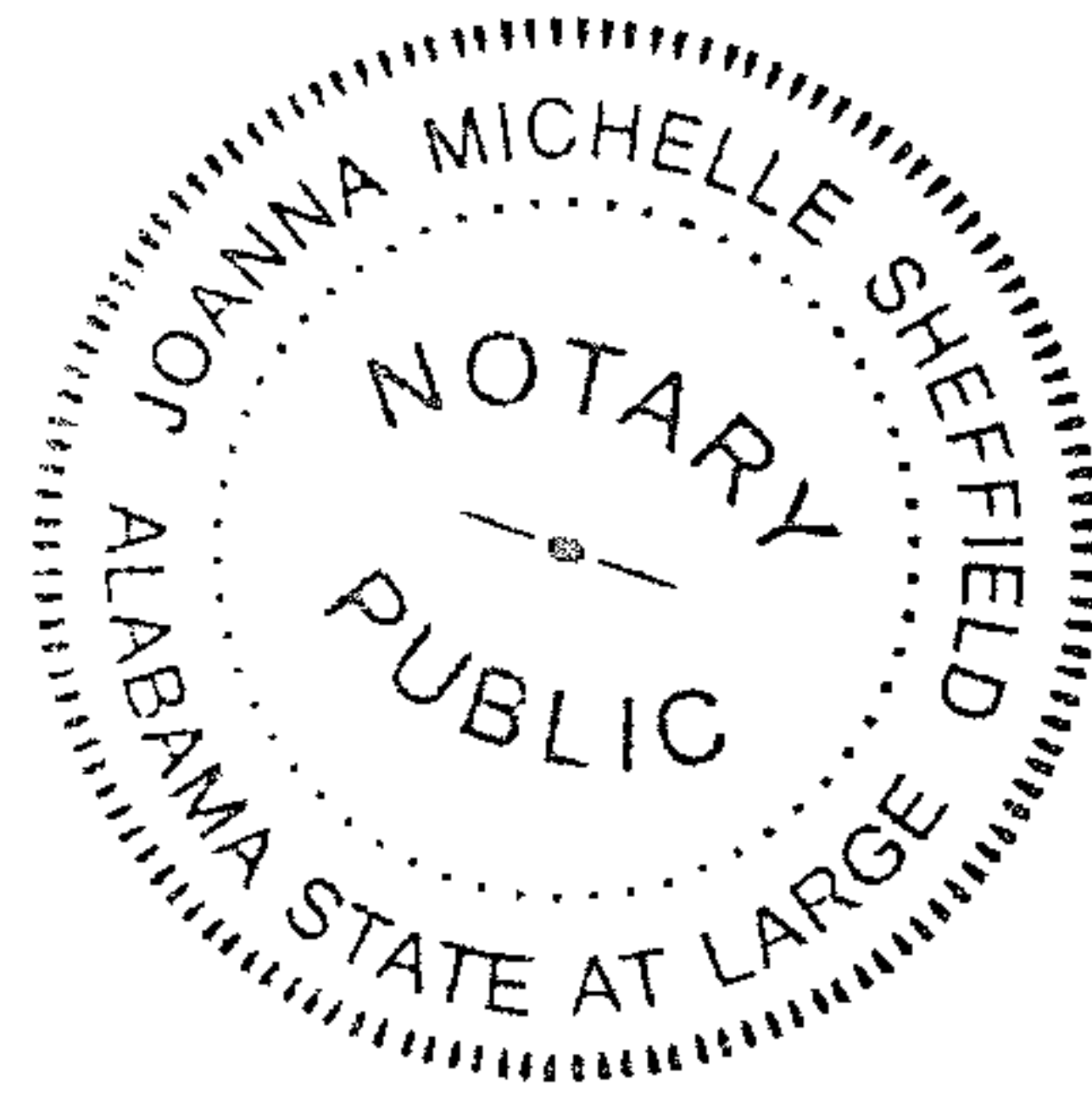
By:   
John Walter Brock  
As Director

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Walter Brock, whose name as Director, of Class American Homes, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, (she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.  
Given under my hand and official seal this April 25, 2022.

Given under my hand and official seal this 25th day of April, 2022.

  
Notary Public. (Seal)  
My Commission Expires: 6/12/2024



**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 Classic American Homes, Inc.

Grantee's Name Brian W. Reed and Patricia Y. Reed

Mailing Address 1203 18th Avenue South  
Birmingham, Alabama 35205

Mailing Address 129 Bolivar Lane  
Chelsea, Alabama 35043

Property Address 129 Bolivar Lane,  
Chelsea, Alabama 35043

Date of Sale 04/25/2022

Total Purchase Price \$579,900.00

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

X \_\_\_\_\_ 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 proeprty, 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 curreny 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 proeprty 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).

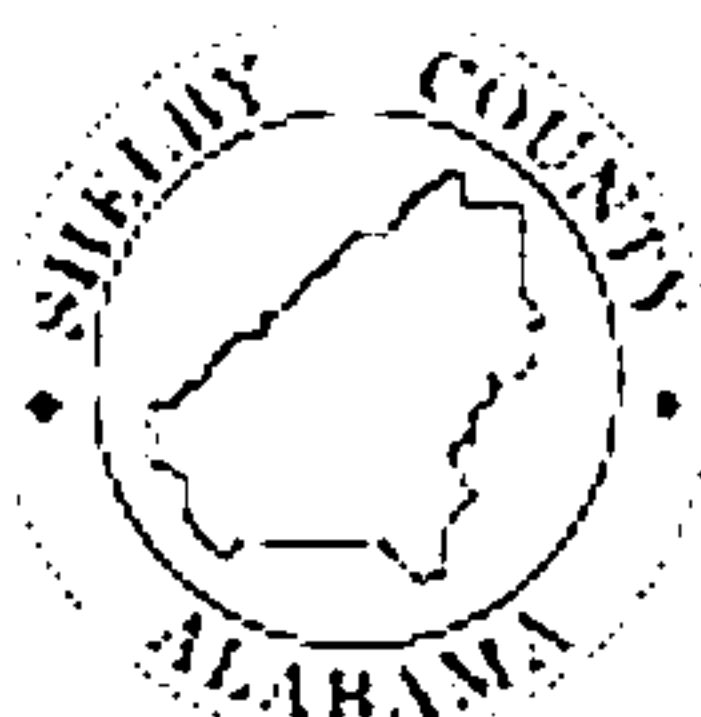
Date 4/25/22

Print Brian W. Reed

Unattested

  
\_\_\_\_\_  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/29/2022 10:13:48 AM  
\$608.00 JOANN  
20220429000175550

*Allie S. Boyd*