

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28291

Send Tax Notice To: Matthew Ryan Youngblood
Kasey Alana Youngblood
5030 Hwy 47
Shelby, AL 35143

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Western REI, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Matthew Ryan Youngblood and Kasey Alana Youngblood**, (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

\$136,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member , who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of June, 2022.

WESTERN REI, LLC

By Jason Spinks
Managing Member

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Jason Spinks as Managing Member of Western REI, LLC, an Alabama Limited Liability Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 10th day of June, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

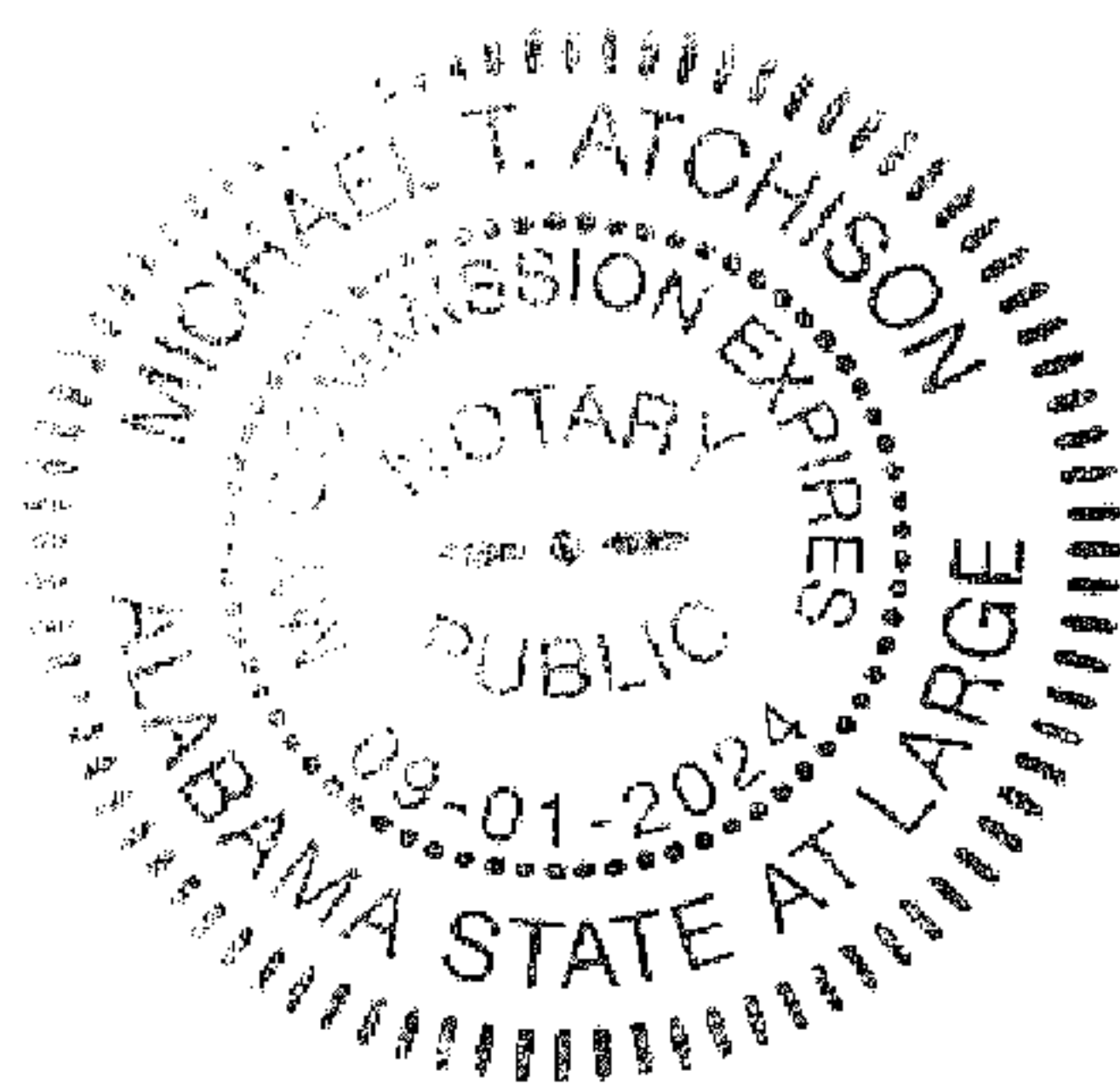


EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the NE Corner of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S87°31'10"W a distance of 934.56' to the POINT OF BEGINNING; thence continue S87°31'10"W a distance of 1501.52' to the Easterly R.O.W. line of Shelby County Highway 25 to a curve to the right, having a radius of 791.17', subtended by a chord bearing S45°25'36"W, and a chord distance of 273.39'; thence along the arc of said curve and along said R.O.W. line for a distance of 274.77' to the Northerly R.O.W. line of Gould Road; thence leaving said Highway 25 and along said Gould Road R.O.W. line, S55°13'38"E a distance of 43.72'; thence S63°58'10"E and along said R.O.W. line a distance of 78.75' to a curve to the right, having a radius of 623.98', subtended by a chord bearing S51°59'38"E, and a chord distance of 258.94'; thence along the arc of said curve and along said R.O.W. line for a distance of 280.84'; thence S40°01'06"E and along said R.O.W. line a distance of 86.46' to a curve to the left having a radius of 836.91', subtended by a chord bearing S46°50'47"E, and a chord distance of 199.00'; thence along the arc of said curve and along said R.O.W. line for a distance of 199.47' to a reverse curve to the right, having a radius of 509.12', subtended by a chord bearing S47°08'49"E, and a chord distance of 115.76'; thence along the arc of said curve and along said R.O.W. line for a distance of 116.01' to a reverse curve to the left, having a radius of 453.89', subtended by a chord bearing S48°55'34"E, and a chord distance of 131.15'; thence along the arc of said curve and along said R.O.W. line for a distance of 131.61'; thence S57°17'47"E and along said R.O.W. line a distance of 97.33' to a curve to the left, having a radius of 360.08', subtended by a chord bearing S62°21'30"E, and a chord distance of 63.54'; thence along the arc of said curve and along said R.O.W. line for a distance of 63.62'; thence S69°03'51"E and along said R.O.W. line a distance of 111.91'; thence N38°06'33"E a distance of 1226.51' to the POINT OF BEGINNING.

According to survey of Rodney Shiflett, RLS #21784, dated May 3, 2022.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Western REI, LLC	Grantee's Name	Matthew Ryan Youngblood Kasey Alana Youngblood
Mailing Address	3360 Davey Allison Boulevard Bessemer, AL 35023	Mailing Address	5030 Hwy 47 Shelby, AL 35147
Property Address	80 Gould Road Columbiana, AL 35051	Date of Sale	June 10, 2022
		Total Purchase Price	\$160,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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 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 June 07, 2022

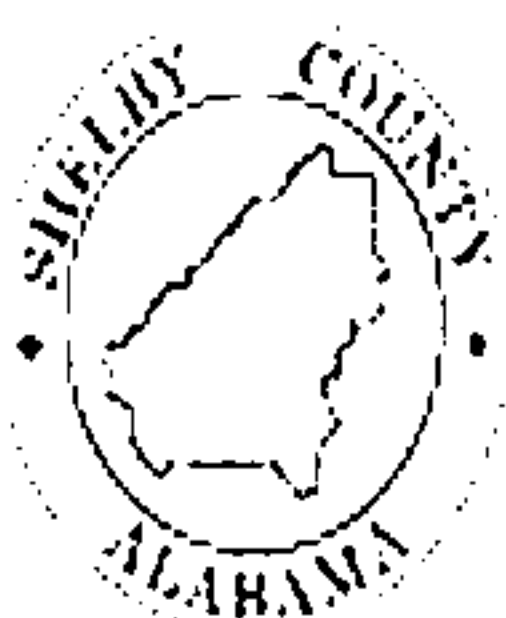
Print Western REI, LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/13/2022 10:15:04 AM
\$188.00 JOANN
20220613000234460

Allen S. Byrd

Form RT-1