


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20230623000187000 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
06/23/2023 11:43:47 AM FILED/CERT

Send Tax Notice to:
Geoff Reeder
Sherry C. Reeder

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED AND NO/00 DOLLARS (\$100.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **Dennis Boston Jr., and wife, Cynthia Boston (herein referred to as Grantor)** grant, bargain, sell and convey unto **Geoff Reeder and Sherry C. Reeder, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of ~~May~~ ^{JUNE} 2023.

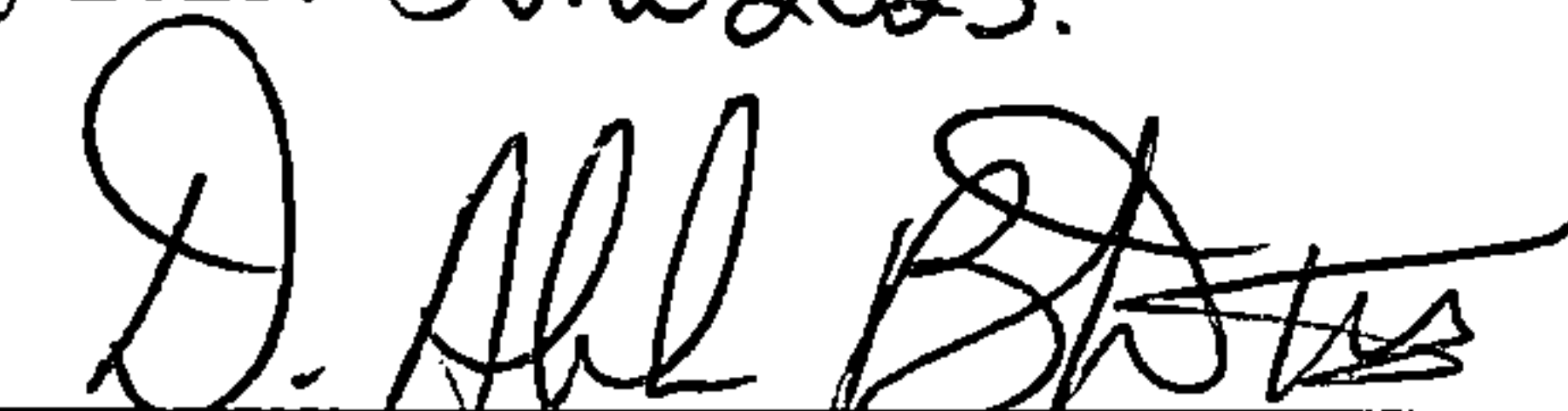

Dennis Boston Jr.

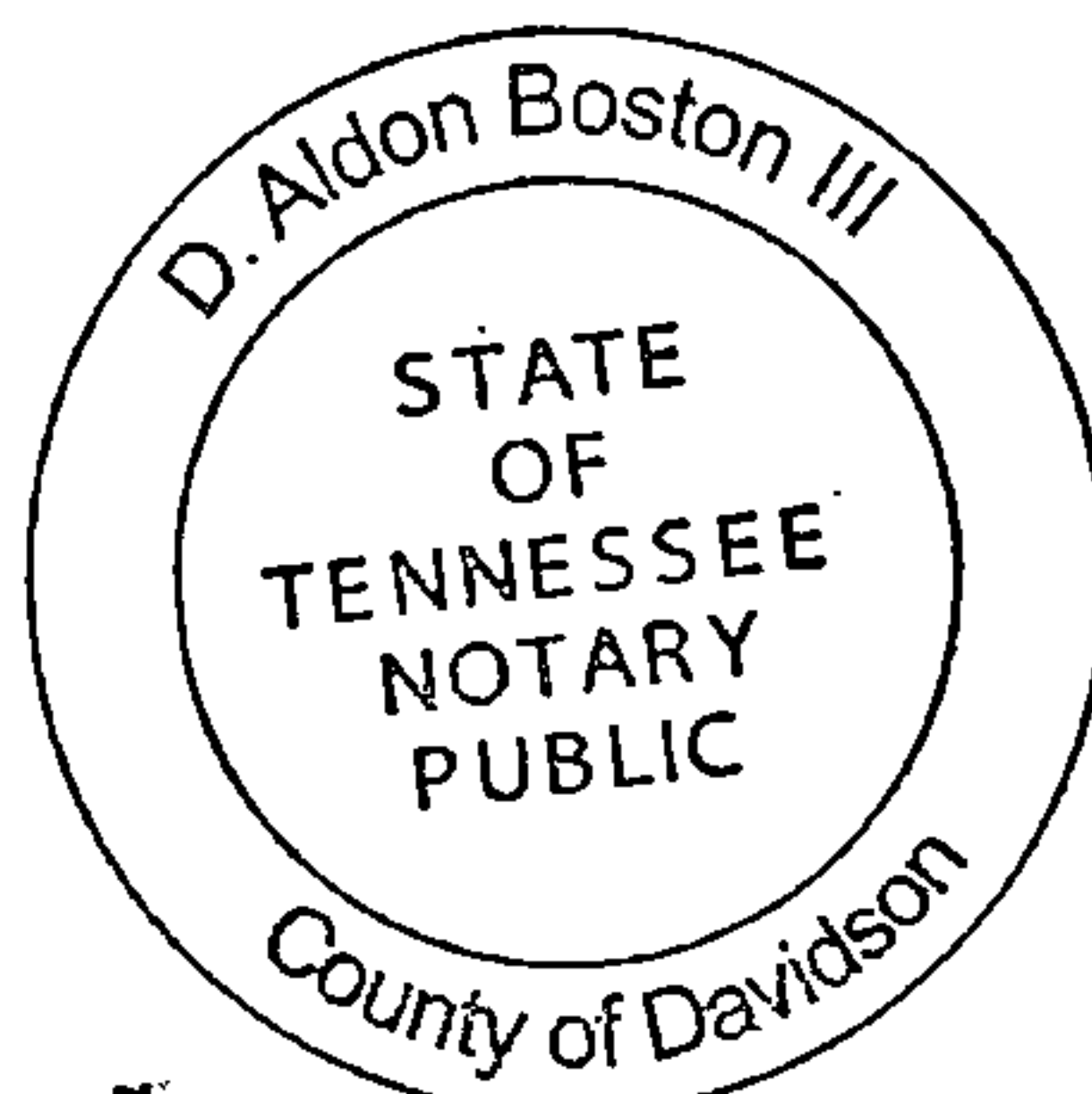

Cynthia Boston

~~Tennessee~~
STATE OF ~~ALABAMA~~
COUNTY OF ~~SHELBY~~
Davidson

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Dennis Boston Jr. and Cynthia Boston**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of ~~May~~ ^{June} 2023. ~~DAB~~


Notary Public
My Commission Expires: 07/09/2024



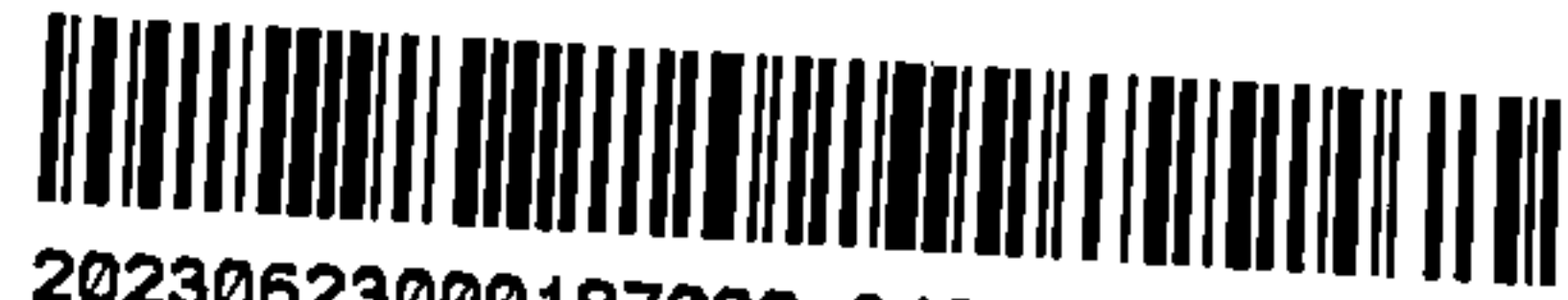
Shelby County, AL 06/23/2023
State of Alabama
Deed Tax: \$15.00

Exhibit "A"- Legal Description



20230623000187000 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
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From the Northwest corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama and proceed South 87 degrees 58 minutes 52 seconds East along the North boundary of said Section 21 for 785.66 feet; thence South 2 degrees 02 minutes 44 seconds West 565.83 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue South 2 degrees 02 minutes 44 seconds West, 121.00 feet to the Northeast corner of Lot No. 7 of THE WILLOWS, Subdivision, Phase One; thence North 87 degrees 57 minutes 16 seconds West along the North boundary of said Lot No. 7 for 180 feet to the Northwest corner of Lot 7 and the East boundary of Amanda Drive (R/W 60'); thence North 2 degrees 02 minutes 44 seconds East 121.00 feet; thence South 87 degrees 57 minutes 16 seconds East, parallel to the Point of Beginning of herein described parcel of land.



20230623000187000 3/3 \$43.00
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Real Estate Sales Validation Form

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

Grantor's Name Dennis Boston Jr.
Mailing Address 2367 Newcut Rd.
Columbia TN
38401-7851

Grantee's Name Geoff Reeder
Mailing Address 119 Colorado Street
Carra Belle FL 32322

Property Address 136 Amanda Dr.
Vincennes, AL
35178

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 15,000.00

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 Tax Value
 Closing Statement

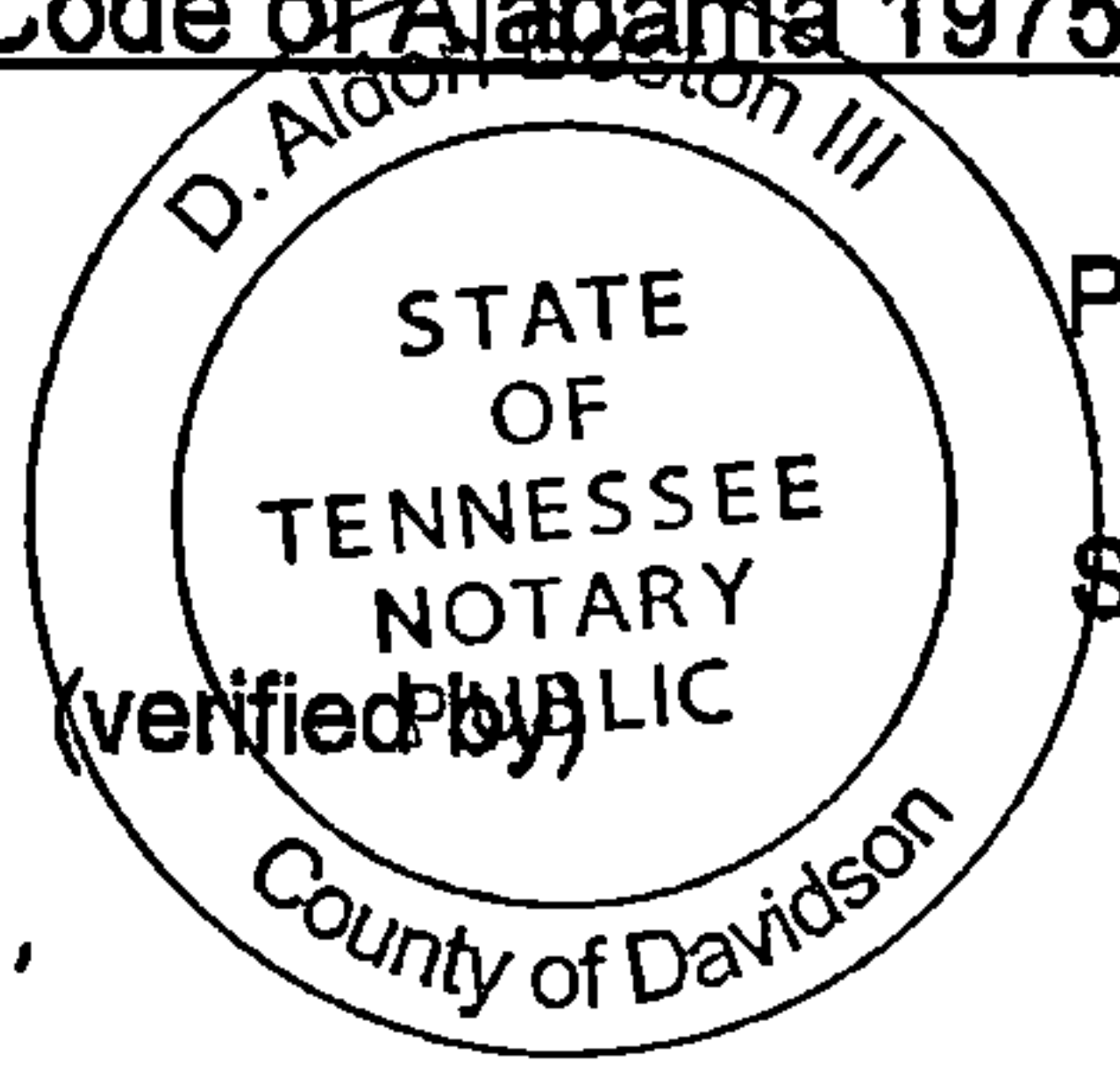
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 06/20/2023
Unattested



Print Dennis Boston Jr.
Sign Dennis Boston Jr.
(Grantor/Grantee/Owner/Agent) circle one