

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive
Hoover, AL. 35244

SEND TAX NOTICE TO:
Elicia Reames
9490 Brook Forest Circle
Helena, AL. 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eight Thousand and 00/100 Dollars (\$8,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Kasey Reames, an unmarried woman, Elicia Reames and Jonathan Reames, Husband and Wife (herein referred to as Grantor, whether one or more) do, grant, bargain, sell and convey unto

Elicia Reames (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11A, according to the survey of Brook Forest Addition to Wyndham, Phase Two, as recorded in Map Book 30, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

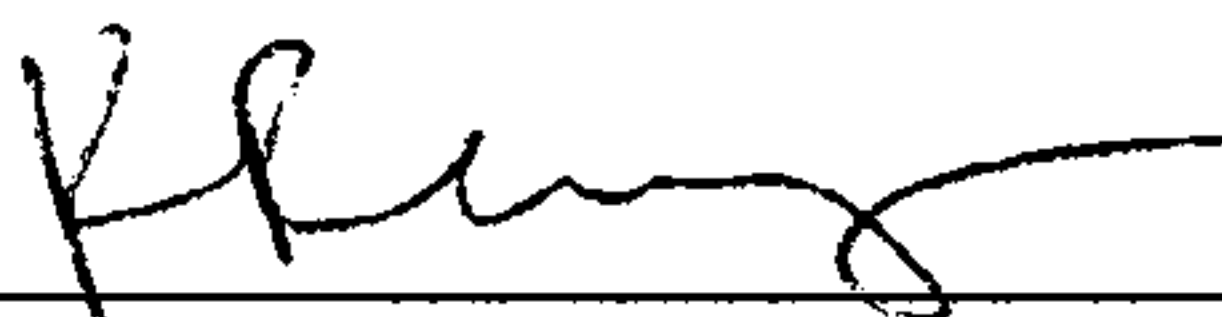
Mineral and mining rights excepted. Subject to current taxes not yet due and payable, easements, covenants, mortgages, conditions and restrictions of record.

\$0.00 (zero) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD, unto the said Grantee, the tract or parcel of land above described together with al land singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereto set their signatures and seals this the 23 day of June, 2023.


Kasey Reames

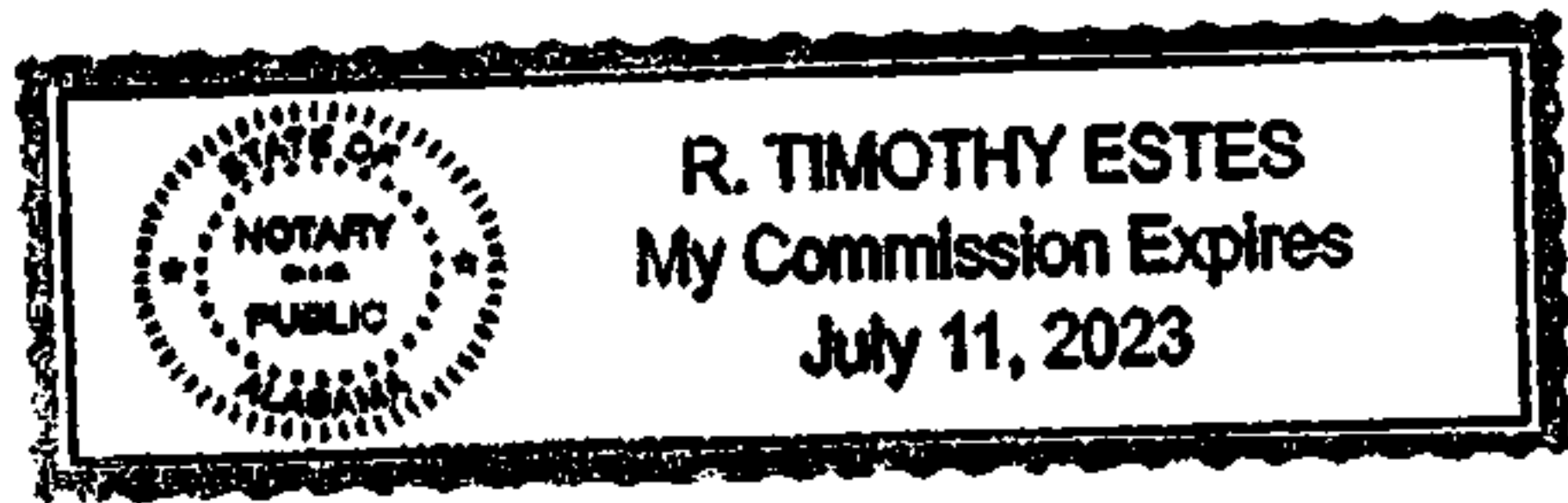

Elicia Reames

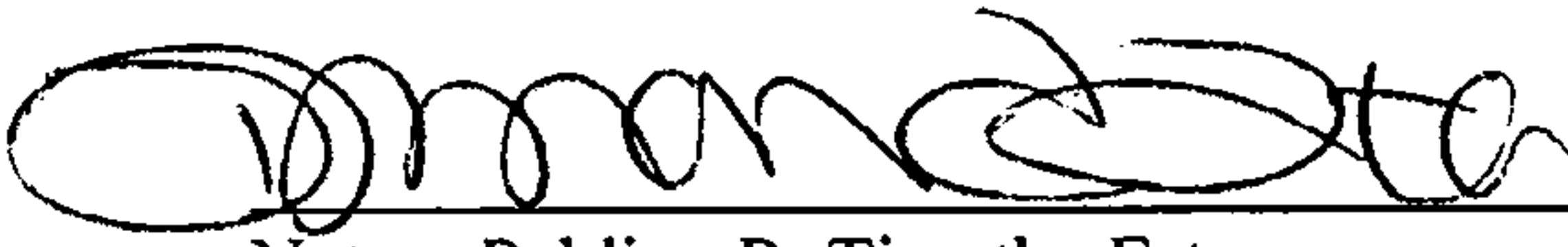

Jonathan Reames

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kasey Reames, Elicia Reames and Jonathan Reames 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 official seal this 23 day of June, 2023.




Notary Public - R. Timothy Estes
My Commission Expires: 07/11/23

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER WAS NOT EMPLOYED TO EXAMINE TITLE TO THE LAND, HAS NOT EXAMINED TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/23/2023 02:16:34 PM
 \$34.00 BRITTANI
 20230623000187600

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantors Names: Kasey Reames, Elicia Reames
 and Jonathan Reames

Grantee's Name: Elicia Reames

Mailing Address: 9490 Book Forest Circle
 Helena, AL. 35080

Mailing Address: *569 Whitetail Run*
Chelsea, AL. 35043

Property Address: 9490 Brook Forest Circle
 Helena, AL. 35080

Date of Conveyance: June 23, 2023

Total Purchase Price: \$ _____

OR Actual Value: \$ _____

OR ½ Assessor's Value: \$8,000.00

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other Assessed Value

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 is 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 an 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 § 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

Date: 6/23/23

Print Name: Kasey Reames

Signature: *Kasey Reames*

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)