

THIS INSTRUMENT WAS PREPARED BY:
Cynthia B. Salser
90 McClinton Drive, Vincent, AL 35178

SEND TAX NOTICE TO:
Raymond Reynolds
1677 Hwy 83, Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
DATE: MAY 1, 2023

20230713000209210 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
07/13/2023 11:02:41 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of \$12,000 in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned Robert Brandon Salser, and spouse Cynthia B. Salser, 90 McClinton Drive, Vincent, AL 35178, (collectively the "Grantor"), hereby grants, bargains, sells, warrants and conveys to Raymond Reynolds of 1677 Hwy 83, Vincent, AL 35178, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Parcel:

BEGIN at the NE Corner of the NE ¼ of the SW ¼ of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°34'56"E a distance of 75.40' to a line that was established by the Courts of Alabama, as recorded in instrument #20220613000235600, in the Office of the Judge of Probate of Shelby County, Alabama; thence S00°55'30"W and along said established line a distance of 1290.99' to the Northerly R.O.W. line of Reynolds Road; thence leaving said established line and along said R.O.W. line, S87°48'45"W a distance of 41.84', to a curve to the right, having a radius of 1670.00', subtended by a chord bearing N88°16'09"W, and a chord distance of 26.63'; thence along the arc of said curve and along said R.O.W. line for a distance of 26.63'; thence N00°36'50"E and leaving said R.O.W. line a distance of 1293.84' to the POINT OF BEGINNING.

Said Parcel containing 2.13 acres, more or less.

TO HAVE AND TO HOLD to the said Grantee and the Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantor has signed and sealed this warranty deed the day and year above written.

Robert B Salser
Robert Brandon Salser

Cynthia B Salser
Cynthia B. Salser

State of Alabama
County of Shelby

I, Kim Reynolds, a Notary Public in and for the said County in said State, hereby certify that Robert Brandon Salser and Cynthia B. Salser, 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 the 30 day of June, 2023.

Kim Reynolds
Notary Public, State of Alabama

My Commission Expires

My Commission Expires
October 11, 2024

Shelby County, AL 07/13/2023
State of Alabama
Deed Tax: \$12.00

Real Estate Sales Validation Form

20230713000209210 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
07/13/2023 11:02:41 AM FILED/CERT

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

Grantor's Name Robert + Cynthia Salser
Mailing Address 90 McClinton Drive
Vincent, AL 35178

Grantee's Name Raymond F. Reynolds
Mailing Address 1677 # 83
Vincent, AL 35178

Property Address No property address

Date of Sale 6-30-23
Total Purchase Price \$ # 12,000.00

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 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 7-13-23

Print

Raymond F. Reynolds

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1