

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Johanna Yvette Reed


20230824000255340 1/5 \$126.50
Shelby Cnty Judge of Probate, AL
08/24/2023 03:21:11 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY NINE THOUSAND THREE HUNDRED FORTY DOLLARS AND ZERO CENTS (\$89,340.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rodney Foster Reed, a single man, Ronald Keith Reed, a single man, Michele Annette Reed, a single woman, Kecia Reed, a married woman and Johanna Yvette Reed, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Johanna Yvette Reed** (herein referred to as **Grantee**), 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.

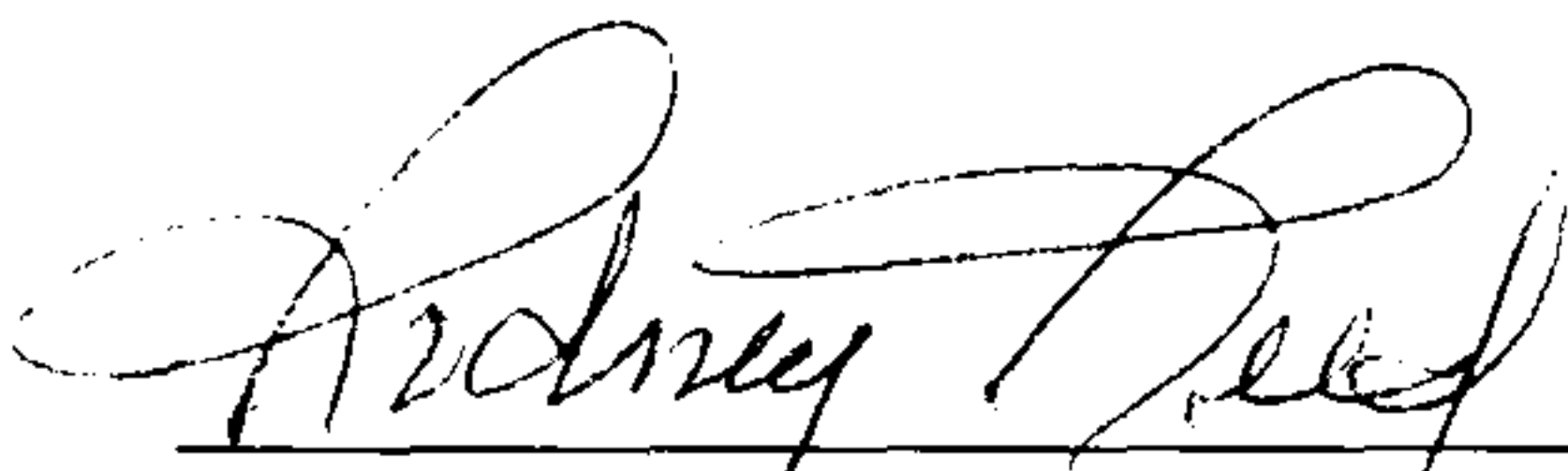
No part of the homestead of the grantors or spouses if any.

Grantors herein are all the heirs at law of Ada Reed, who is deceased, having died February 14, 2023.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 9th day of August 2023.

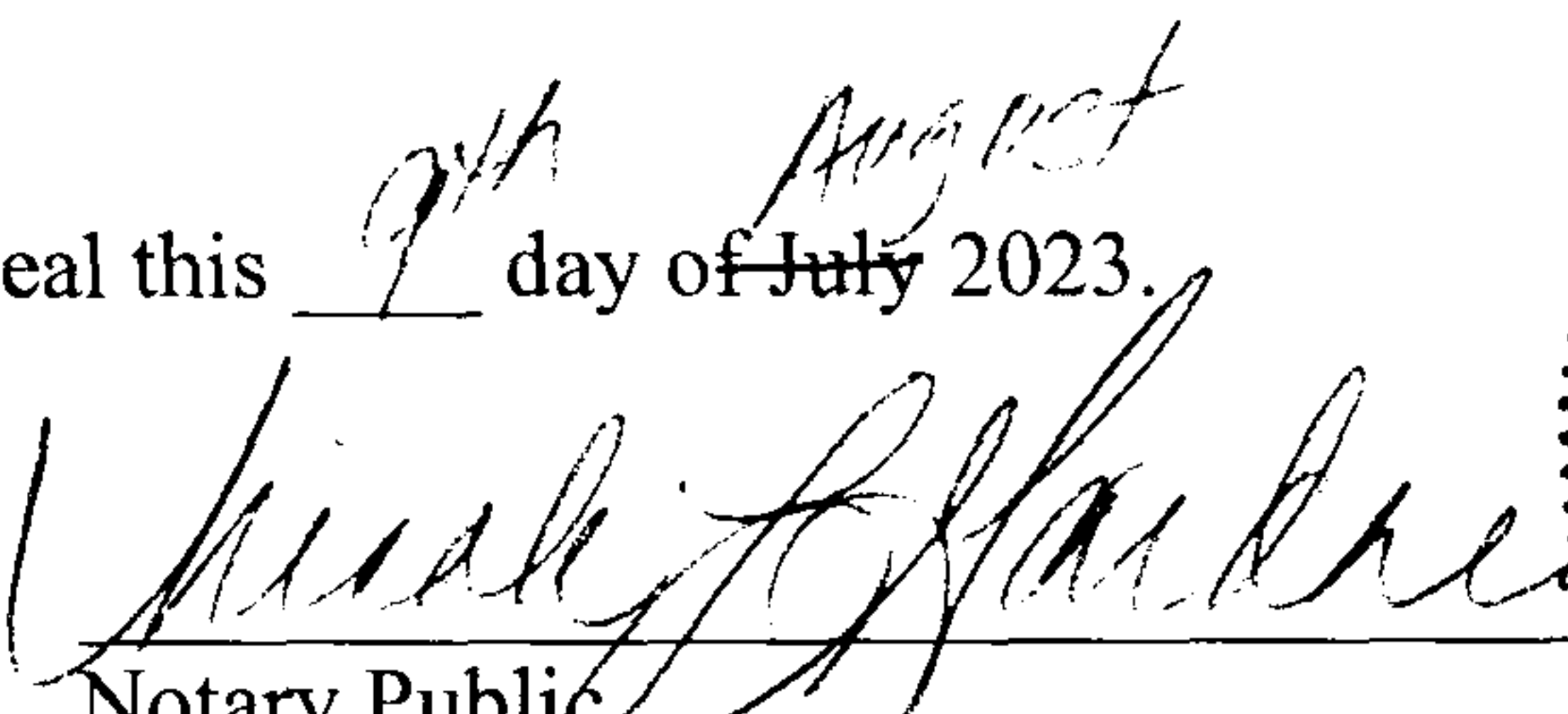


Rodney Foster Reed

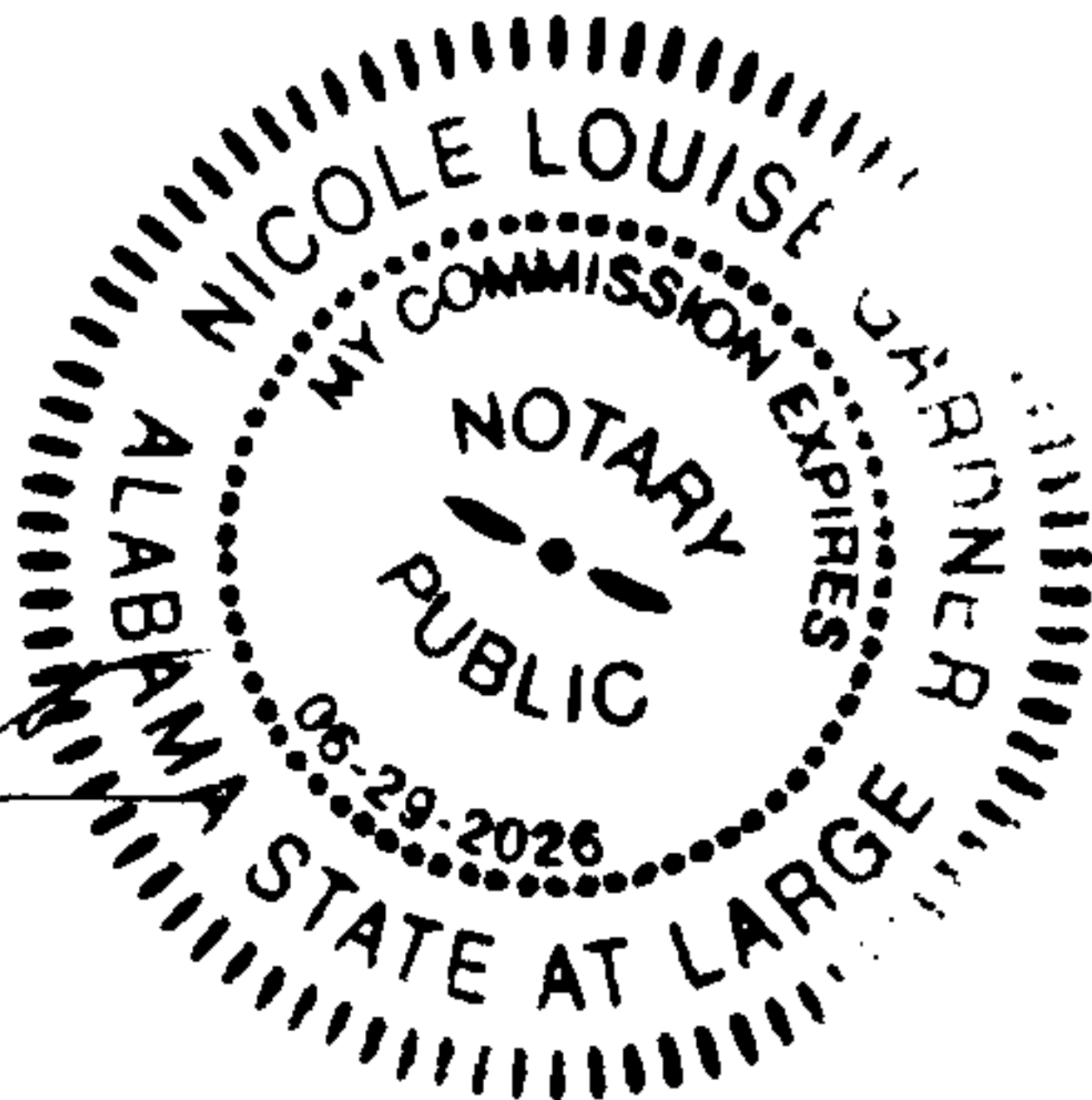
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rodney Foster Reed**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August 2023.



Notary Public
My Commission Expires





Ronald Keith Reed

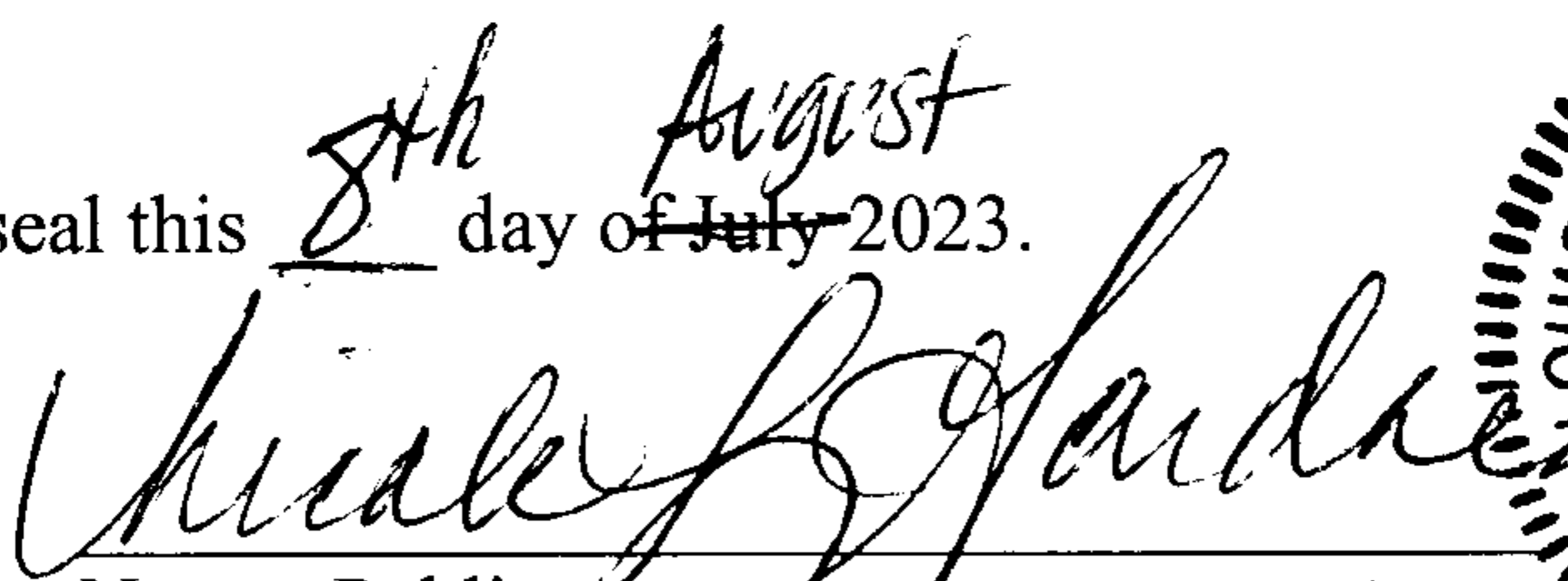
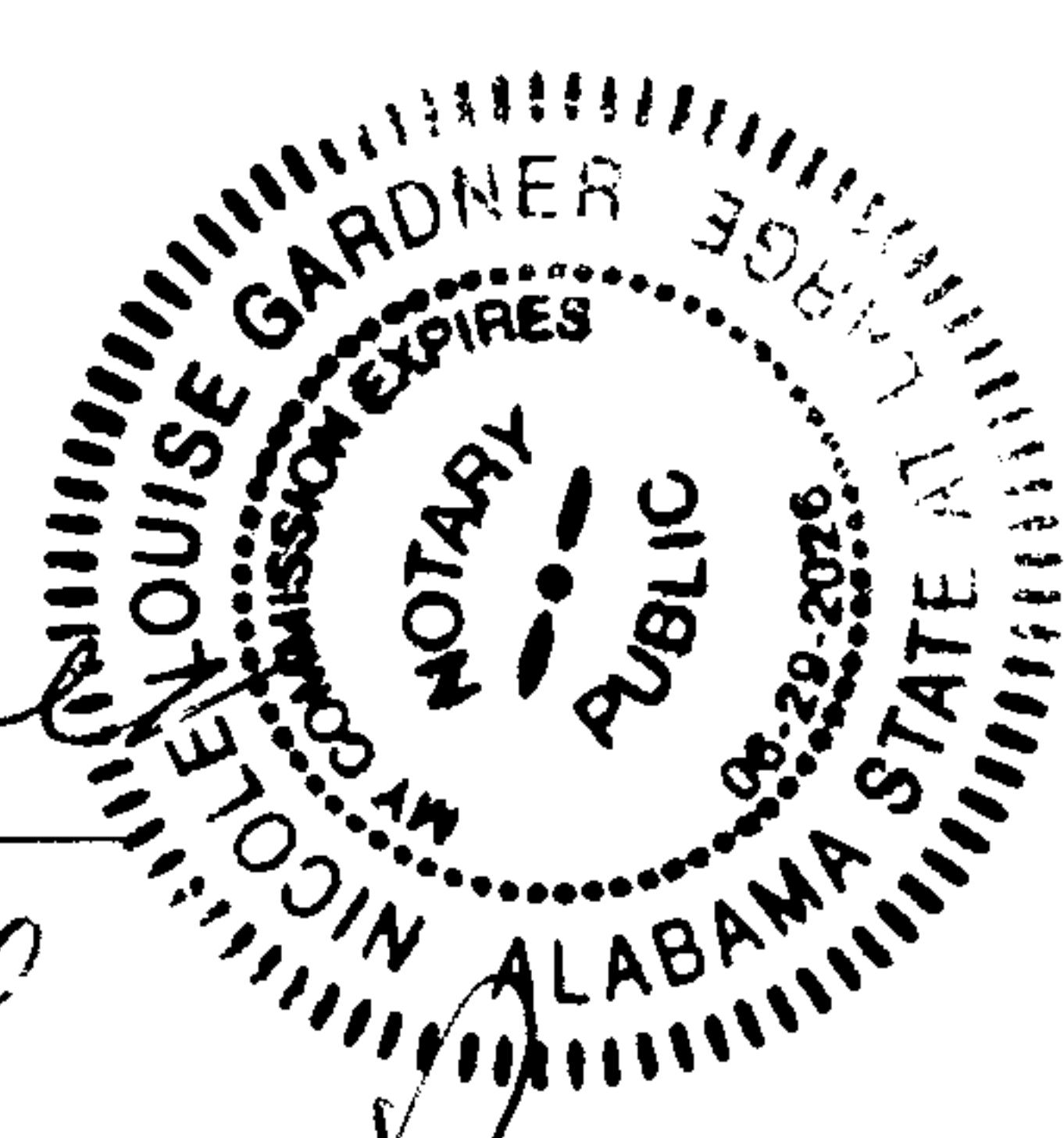
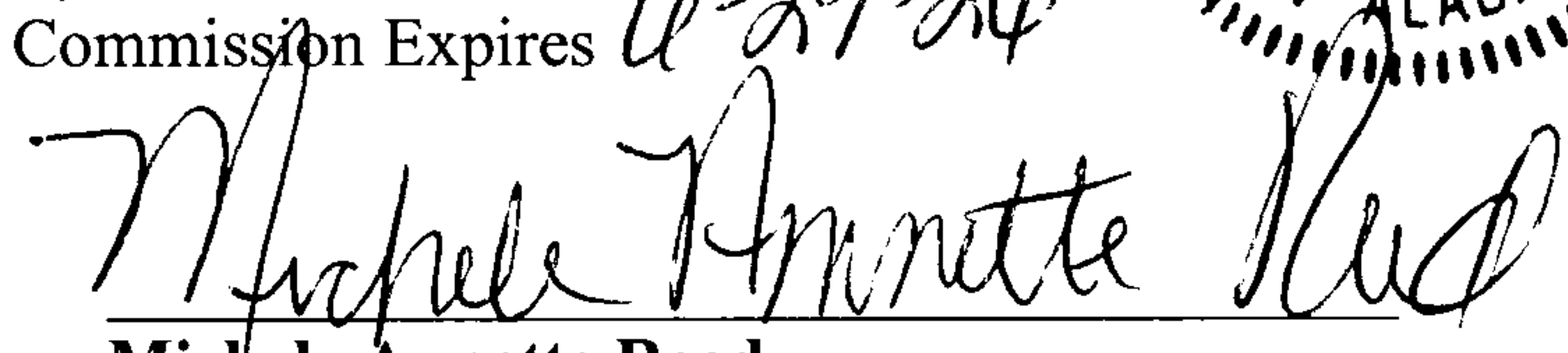
STATE OF ALABAMA)
COUNTY OF SHELBY)



20230824000255340 2/5 \$126.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ronald Keith Reed**, 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/she executed the same voluntarily on the day the same bears date.

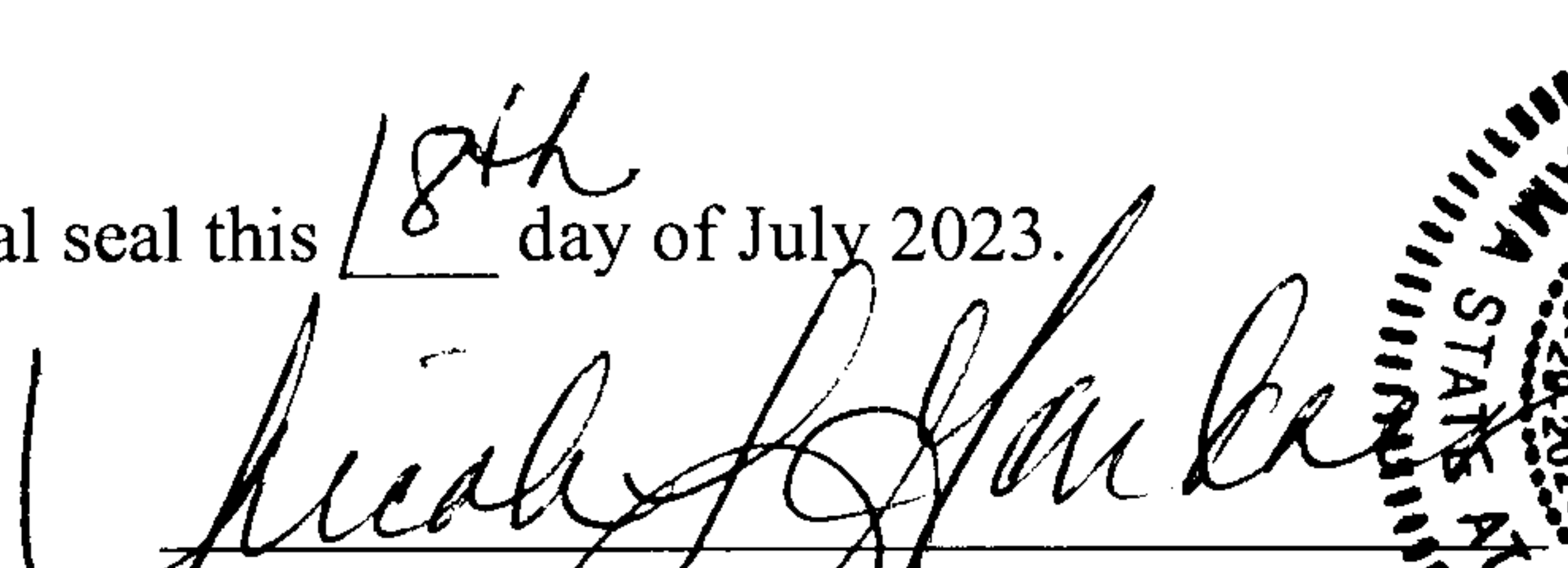
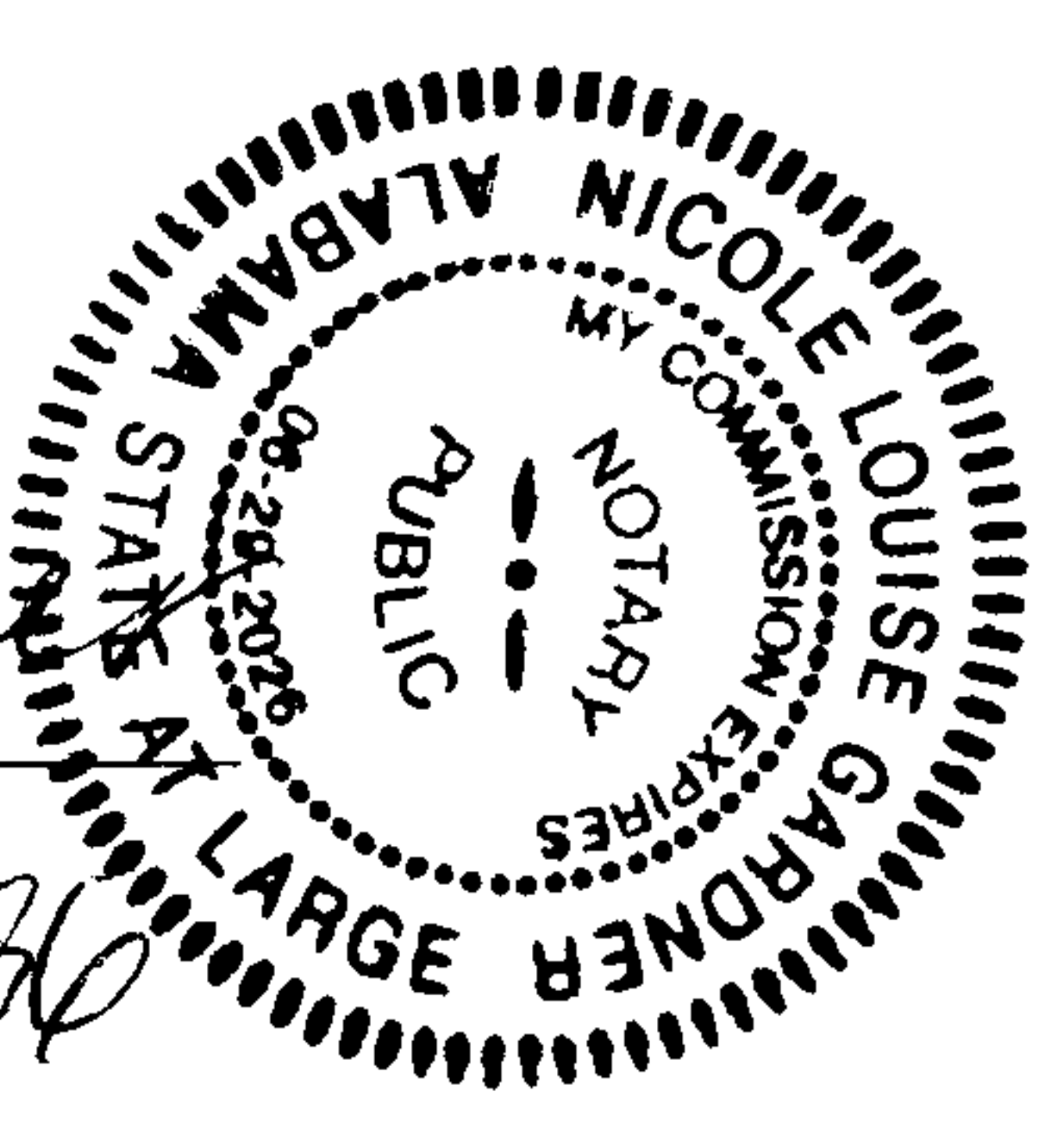
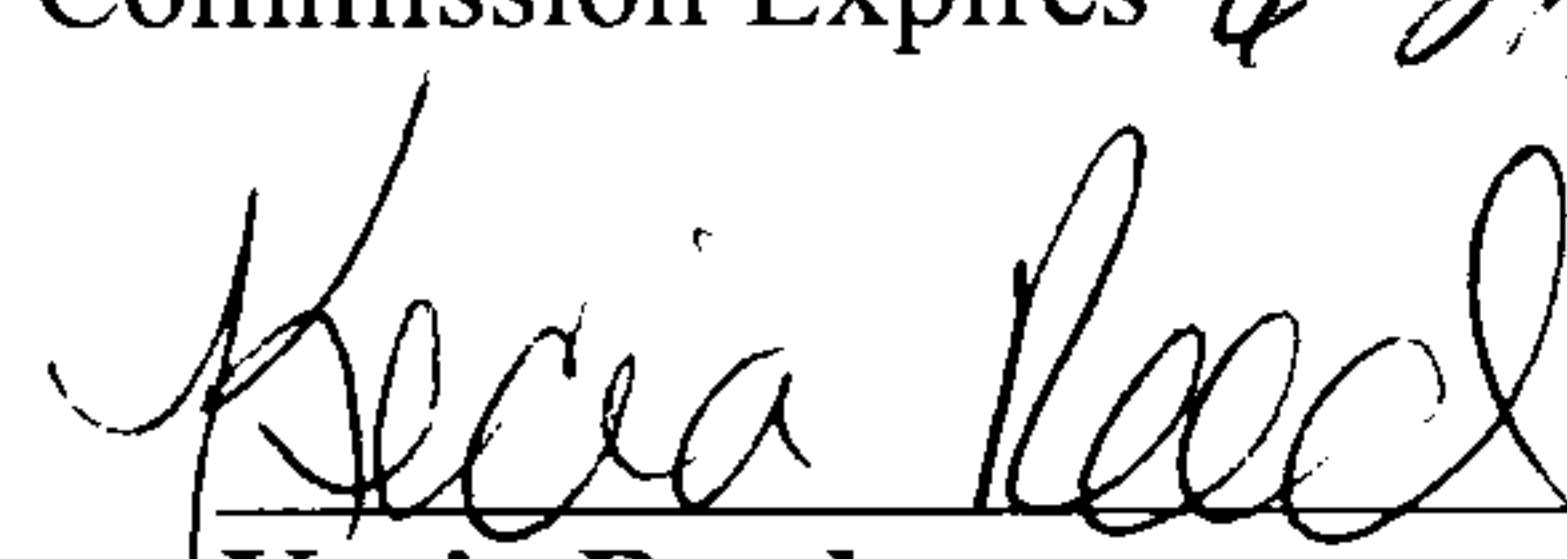
Given under my hand and official seal this 8th August day of ~~July~~ 2023.


Notary Public
My Commission Expires 6-29-24


Michele Annette Reed

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michele Annette Reed**, 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/she executed the same voluntarily on the day the same bears date.

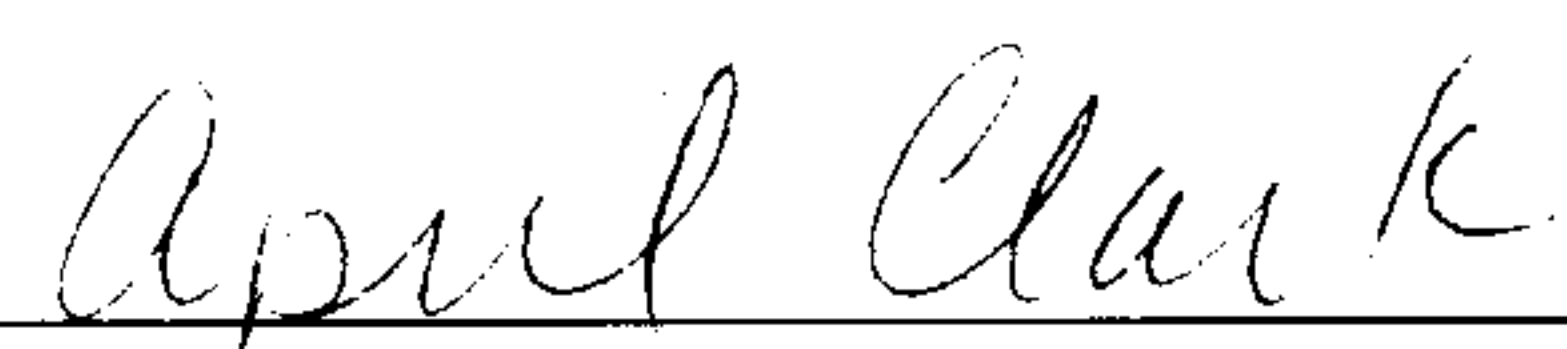
Given under my hand and official seal this 18th day of July 2023.

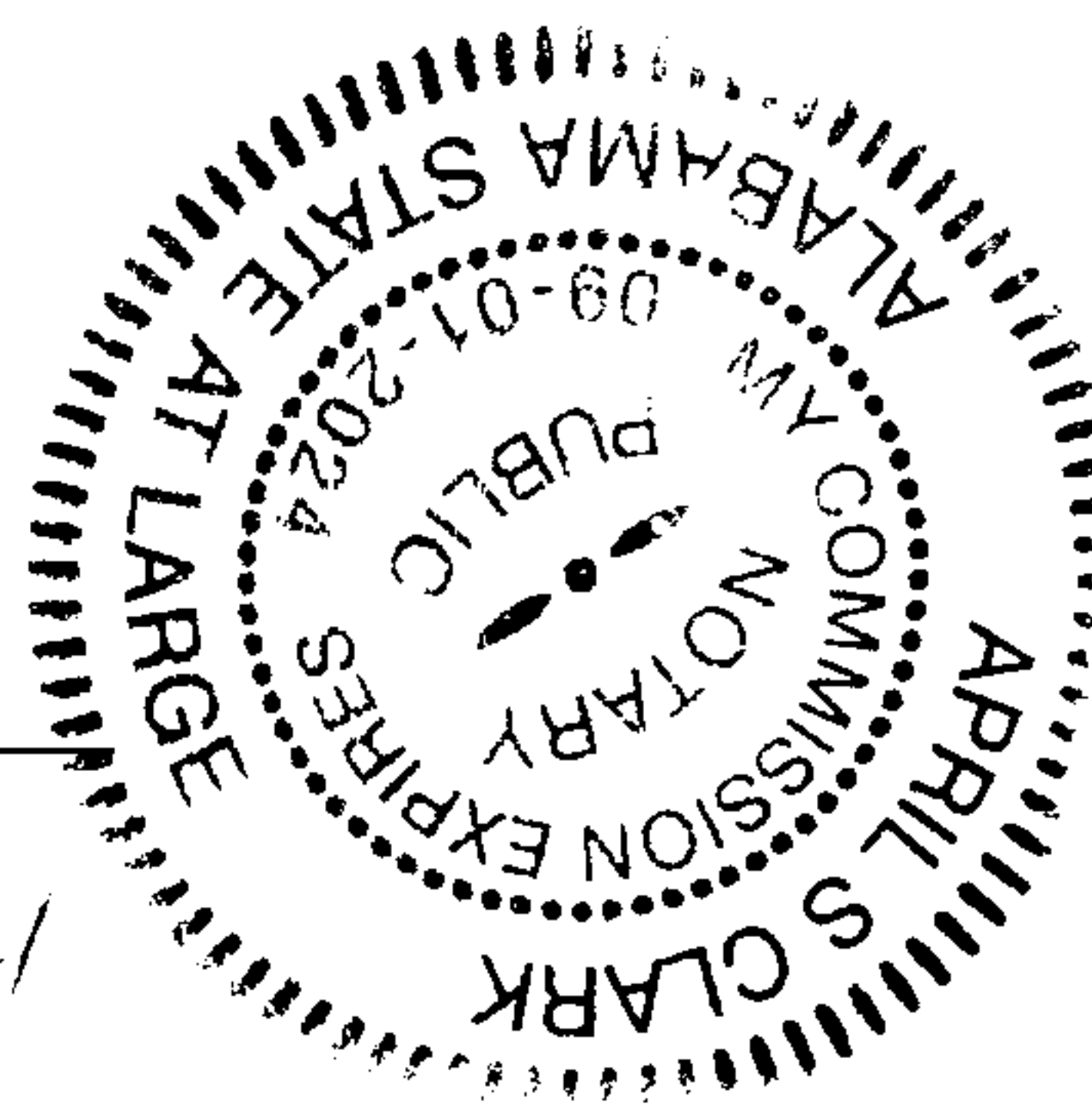

Notary Public
My Commission Expires 6-29-24


Kecia Reed

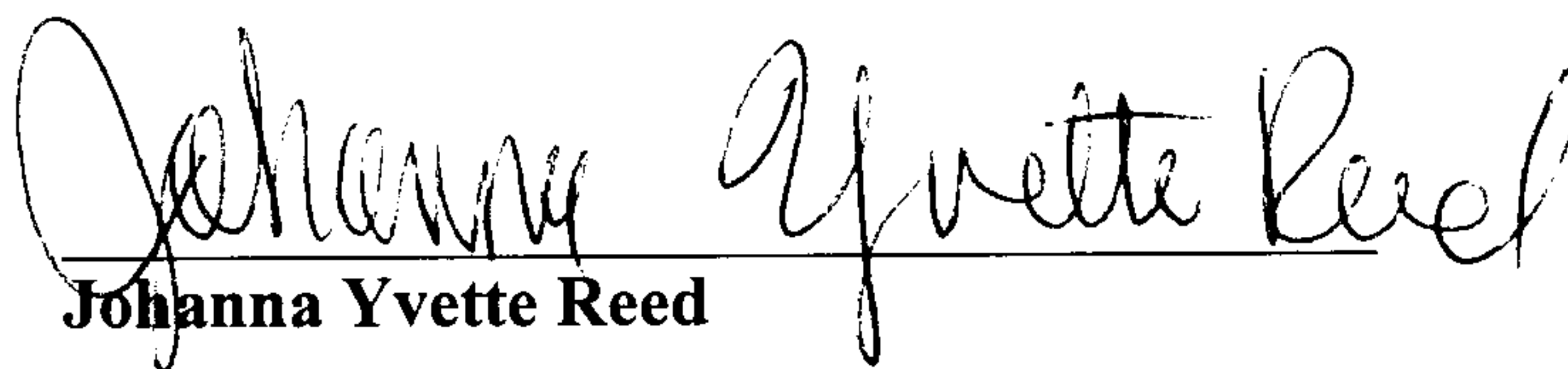
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kecia Reed**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July 2023.


Notary Public
My Commission Expires 9-1-2024




Johanna Yvette Reed

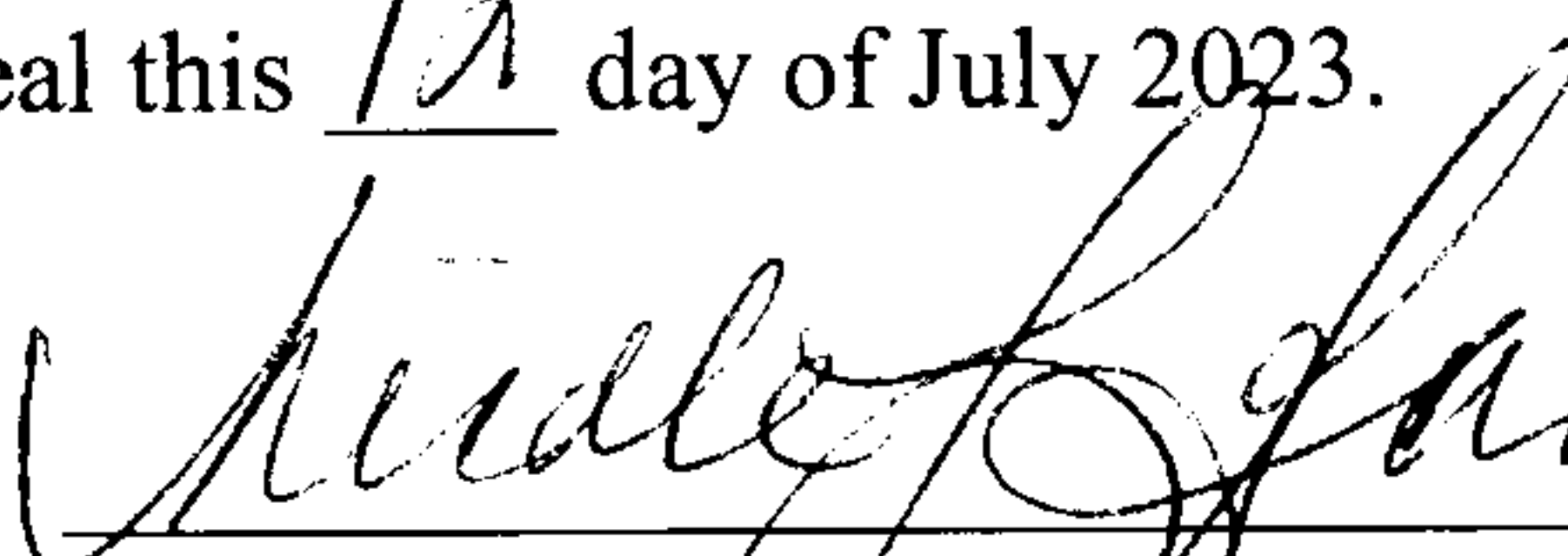
STATE OF ALABAMA)
COUNTY OF SHELBY)



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Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Johanna Yvette Reed*, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July 2023.


Notary Public
My Commission Expires 6-27-25



The land referred to in this Commitment is located in the County of Shelby, State of Alabama, and described as follows:

The Northern 1/2 of the following:

A part of the NE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 West, more particularly described as follows: Commence at the SW corner of the NE 1/4 of SW 1/4 of said section and run East along the 1/4-1/4 section line a distance of 413.93 feet; thence turn an angle of 90 degrees 10 minutes to left and run a distance of 210 feet to point of beginning; which point is northeast corner of lot formerly known as Murphy lot; thence continue in same direction 210 feet; thence turn an angle of 89 degrees 30 minutes to left and run a distance of 210 feet; thence turn an angle of 90 degrees 10 minutes to left and run a distance of 210 feet; thence turn an angle of 89 degrees 30 minutes to left and run a distance of 210 feet to point of beginning.

Commence at the Southwest corner of NE 1/4 of SE 1/4; thence East 218 feet, thence North 420 feet to the point of beginning. Thence North 210 feet, thence East 210 feet, thence South 210 feet, thence West 210 feet to the POINT OF BEGINNING. Located in Section 23 Township, 20 South Range 1 West.

Commence at the Southwest corner of the NE 1/4 of SW 1/4 of Section 23, Township 21 South, Range 1 West and run East along said forty acre line 450 feet; thence turn an angle of 90 deg. to the left and run North 230 feet to the point of beginning; thence turn an angle of 90 deg. to the right and run East 100 feet; thence turn an angle of 90 deg. to the left and run North 105 feet; thence turn an angle of 90 deg. to the left and run West 100 feet; thence turn an angle of 90 deg. to the left and run South 105 feet to the point of beginning. Being situated in NE 1/4 of SW 1/4 of said Section 23.

Real Estate Sales Validation Form

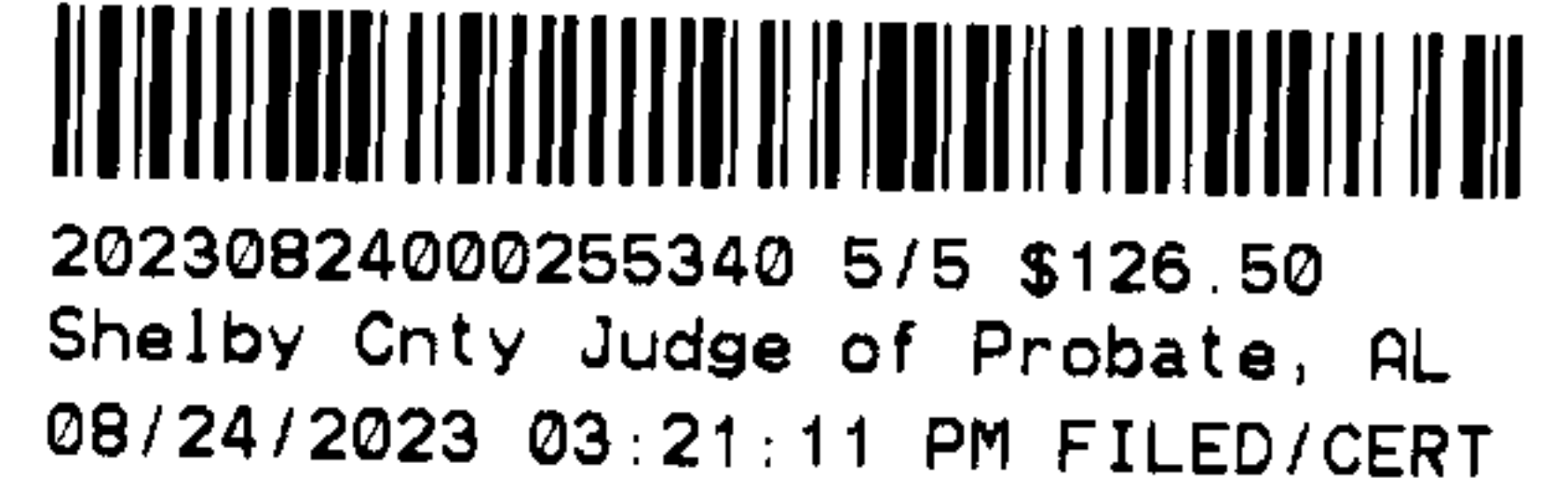
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rodney Foster Reed
Mailing Address 90 Grove Street
Columbiana, AL
35051

Grantee's Name Johanna Yvette Reed
Mailing Address P.O. Box 784
Columbiana, AL
35051

Property Address Grove Street
Columbiana AL
35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 89,340.00



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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax 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 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 8-24-23

Print Johanna Reed

Sign Johanna Reed
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)