



20231016000305250 1/4 \$112.50
Shelby Cnty Judge of Probate, AL
10/16/2023 12:31:17 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten and No/ 100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Larry Reynolds, a widowed man, (herein referred to as grantors) , whether one or more, grant, bargain, sell and convey with joint tenants with right of survivorship to Larry Reynolds, a widowed man, LaTrina Sims, a single woman, and Kaitlyn Sims, a married woman, (herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

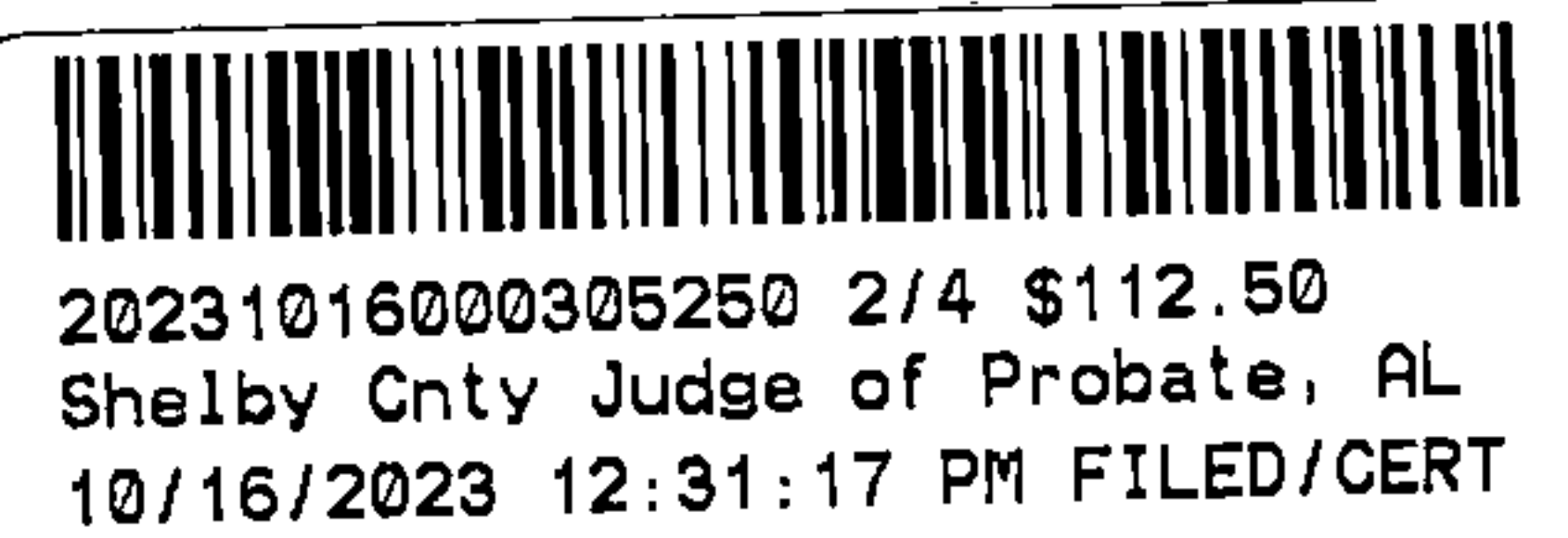
A parcel of land in the E 1/2 Of the W 1/2 Of Fractional Section 23, Township 22 South, Range 1 East, more particularly described as follows: Commence at the SW corner of the E 1/2 of the W 1/2 of Section 23, Township 22 South, Range 1 East,• thence run North along the West line thereof for 1, 155.35 feet to the NW right of way of Shelby County Highway #71; thence 56 degrees 28 minutes right and run Northeasterly along said right of way for 194. 54 feet to the point of beginning; thence continue last described course for 365.70 feet; thence 90 degrees 00 minutes left run 170.00 feet; thence 28 degrees 13 minutes 05 seconds left run Northwesterly 420.25 feet; thence 118 degrees 33 minutes 17 seconds left run South 460.58 feet: thence 132 degrees 46 minutes 38 seconds left run Northeasterly 82.41 feet, thence 98 degrees 09 minutes right run 168.75 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, Reg. No. 12945, dated October 25, 1990.

Also known as: 7051 HWY 71

Shelby, AL 35143

Shelby County, AL 10/16/2023
State of Alabama
Deed Tax:\$81.50

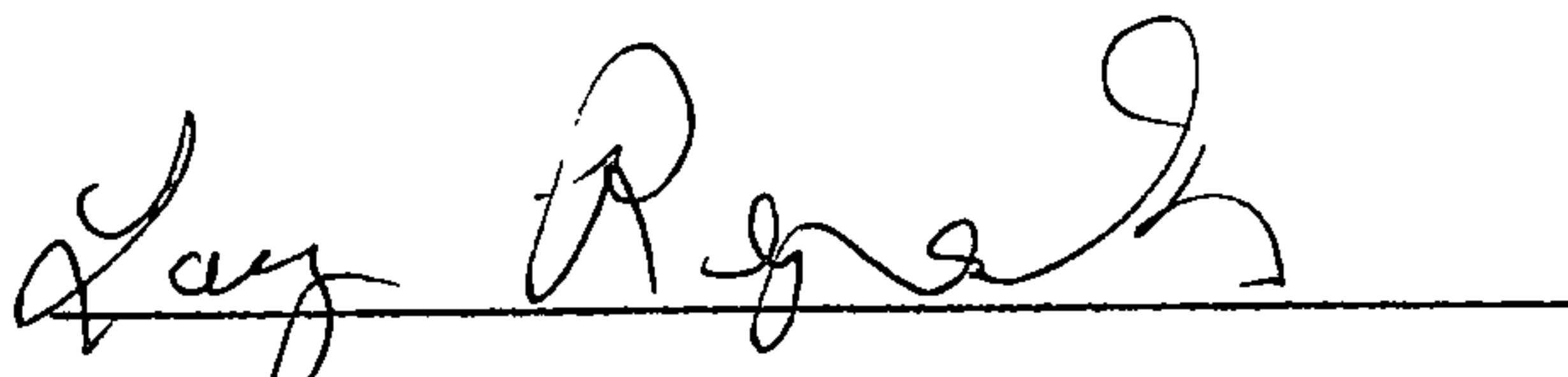


This instrument prepared without evidence of title condition.
There is no representation as to title or matters that might
be revealed by survey, inspection or examination of title by
the preparer of this instrument.

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

And I do for myself and for my heirs, executors and
administrators covenant with the said GRANTEE, her heirs and
assigns, that I am lawfully seized in fee simple of said
premises; that it is free from all encumbrances unless otherwise
noted above; that I have a good right to sell and convey the
same as aforesaid; that I and my 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.

the IN WITNESS WHEREOF, I have hereunto set my hand and seal,
this the 12th day of October 2023.


Larry Reynolds (Grantor)

(TITLE NOT CHECKED)



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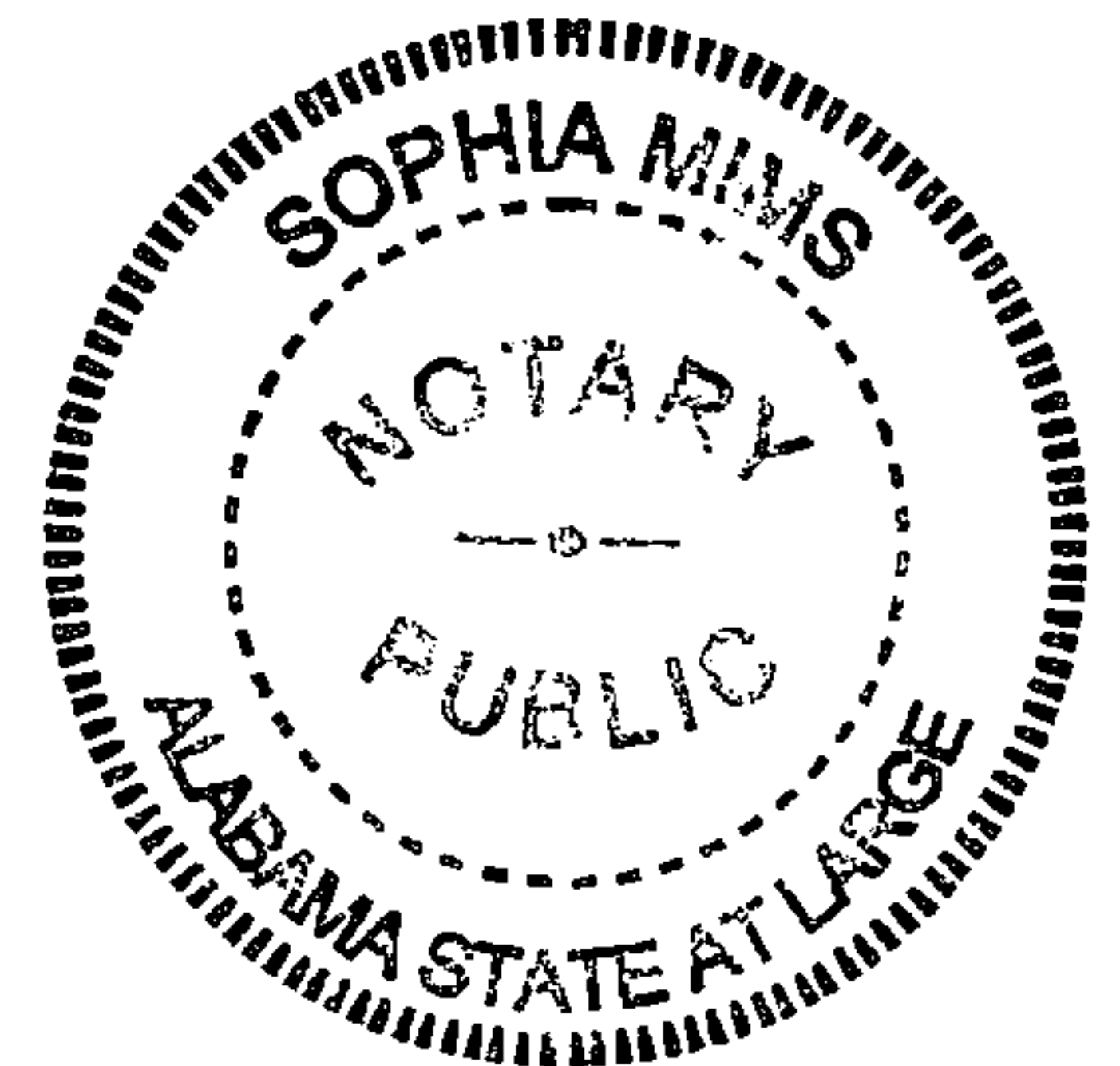
SHELBY COUNTY

I, the undersigned authority, a Notary public in and for said County, in said State, hereby certify that Larry Reynolds, a widowed man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 on this the 12th day of October, 2023.

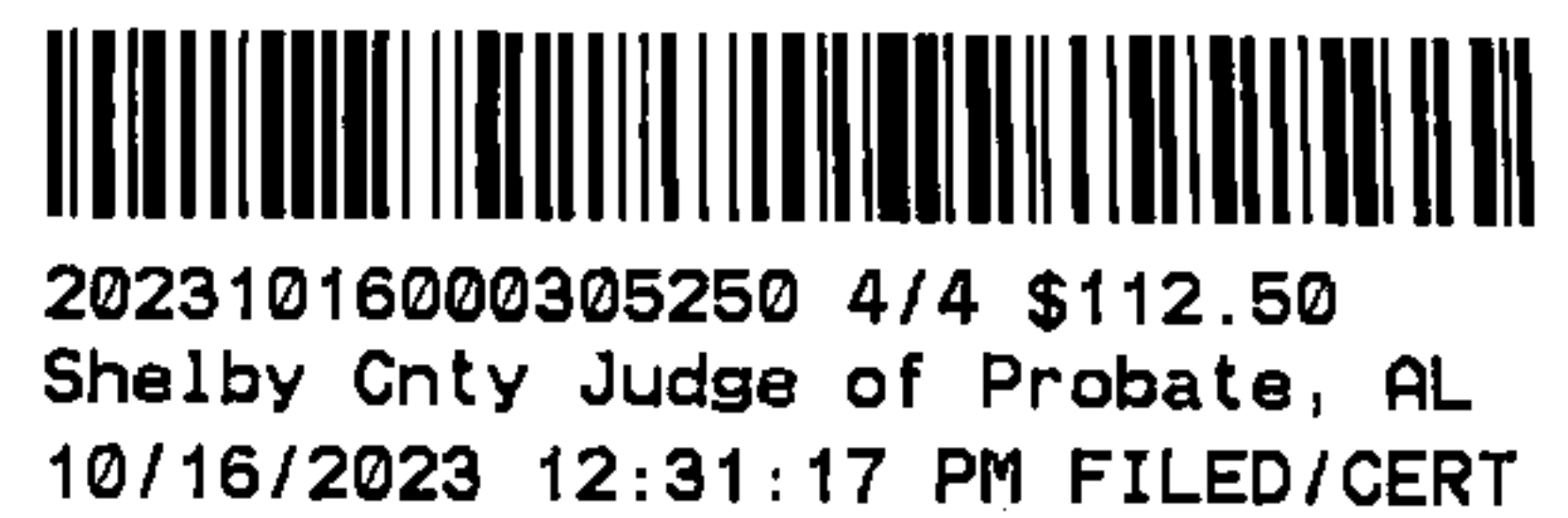
Sophia Mims
Notary Public

My Commission Expires: August 3rd 2027



This instrument was prepared by:
James Smith
Attorney at Law, LLC
Post Office Box 2004
Clanton, AL 35046
(205) 755-8094

Real Estate Sales Validation Form



This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Larry Reynolds
Mailing Address 7051 HWY 71
Shelby, AL 35143

Grantee's Name Larry Reynolds
Mailing Address 7051 HWY 71
Shelby, AL 35143

Property Address 7051 HWY 71
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$81,280

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 Assessor
☐ 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 10/12/2023

Print Larry Reynolds

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1