

This Instrument Prepared by:
Lynn Campisi
Campisi Law, PC.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Cora Lee S. Reid
c/o Susan Castleberry
2463 Huntington Glen Drive
Birmingham, AL 35226



20231018000307710 1/5 \$389.50
Shelby Cnty Judge of Probate, AL
10/18/2023 10:54:22 AM FILED/CERT

REPLACEMENT WARRANTY DEED

State of Alabama
COUNTY: SHELBY

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Coralee S. Reid (a/k/a Cora Lee S. Reid)**, an unmarried woman *by and through her Attorney in Fact, Susan Castleberry pursuant to that certain Durable Power of Attorney filed with the Judge of Probate, Shelby County under Instrument Number 20231018000307710* (herein referred to as grantor), do grant, bargain, sell and convey unto the **Susan Castleberry, Trustee, or her successors in trust, under the Cora Lee S. Reid Living Trust dated the 18th day of July, 2023 and any amendments thereto** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to taxes, right of ways, conditions, restrictions and easements of record.

Coralee S. Reid (a/k/a Cora Lee S. Reid) (GRANTOR) is the surviving Grantee of that certain deed dated the 3rd day of July, 1997 and recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number: 1997-21317, **Alvin Huey Reid** having died on or about the 17th day of May, 2020.

Coralee S. Reid (a/k/a Cora Lee S. Reid) reserves a life estate in the above-described property for the duration of her lifetime.

This Warranty Deed is to replace the Warranty Deed signed by the above identified Grantor on July 18, 2023, and delivered to the above identified Grantee on July 18, 2023. The original Warranty Deed signed and delivered on July 18, 2023, has been lost and cannot be located. A copy of that Warranty Deed is attached to this Replacement Warranty Deed. The property described herein was transferred on July 18, 2023. This Replacement Deed does not change the date of the original transfer.

Shelby County, AL 10/18/2023
State of Alabama
Deed Tax: \$353.50

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. 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 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Coralee S. Reid (a/k/a Cora Lee S. Reid), by and through her Attorney in Fact, Susan Castleberry has hereunto set her hand and seal, this 6 day of October, 2023.

Coralee S. Reid

Coralee S. Reid (a/k/a Cora Lee S. Reid)

By:

Susan Castleberry, AIF

Susan Castleberry, Attorney in Fact



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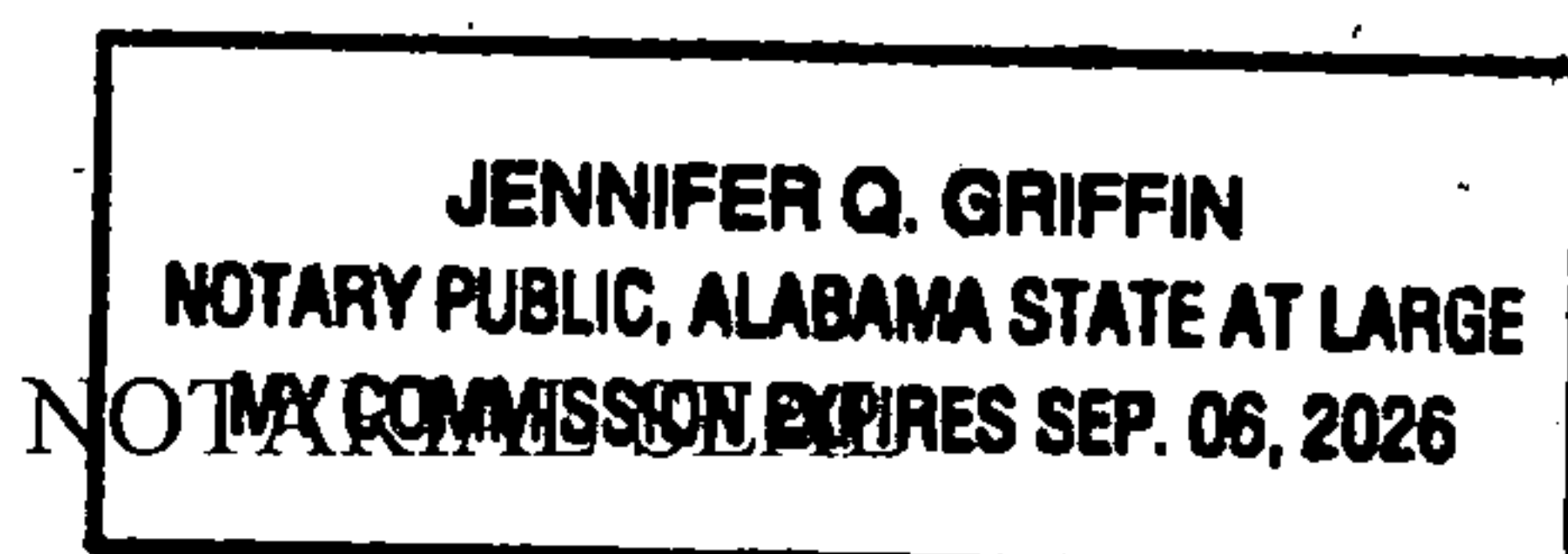
General Acknowledgment

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan Castleberry**, whose name as Attorney in Fact for **Coralee S. Reid (a/k/a Cora Lee S. Reid)** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of October, 2023.



Jennifer Q. Griffin
Notary Public

My Commission Expires: 9/6/2026

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Lynn Campisi
Campisi Law, PC.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Cora Lee S. Reid
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2463 Huntington Glen Drive
Birmingham, AL 35226

WARRANTY DEED (Plain)

State of Alabama
COUNTY: SHELBY



20231018000307710 3/5 \$389.50
Shelby Cnty Judge of Probate, AL
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Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Coralee S. Reid (a/k/a Cora Lee S. Reid)**, an unmarried woman *by and through her Attorney in Fact, Susan Castleberry pursuant to that certain Durable Power of Attorney filed with the Judge of Probate, Shelby County under Instrument Number _____* (herein referred to as grantor), do grant, bargain, sell and convey unto the **Susan Castleberry, Trustee, or her successors in trust, under the Cora Lee S. Reid Living Trust dated the 18 day of July, 2023 and any amendments thereto** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

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IN WITNESS WHEREOF, Coralee S. Reid (a/k/a Cora Lee S. Reid), by and through her Attorney in Fact, Susan Castleberry has hereunto set her hand and seal, this 18 day of July, 2023.

Coralee S. Reid

Coralee S. Reid (a/k/a Cora Lee S. Reid)

By:

Susan Castleberry, AIF
Susan Castleberry, Attorney in Fact



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Shelby Cnty Judge of Probate, AL
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General Acknowledgment

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan Castleberry**, whose name as Attorney in Fact for **Coralee S. Reid (a/k/a Cora Lee S. Reid)** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of July, 2023.

Jennifer Q. Griffin
Notary Public

My Commission Expires: 9.6.2026

NOTARIAL SEAL
JENNIFER Q. GRIFFIN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES SEP. 06, 2026

Real Estate Sales Validation Form

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

Grantor's Name Cora Lee S. Reid
Mailing Address 200 Sunrise Circle
Wilsonville AL 35186

Grantee's Name Susan Castleberry, Trustee
Mailing Address of the Cora Lee S Reid. Rev. Inc.
Trust
2463 Huntingdon Glen Drive
Birmingham, AL 35226

Property Address 200 Sunrise Circle
Wilsonville AL
35186

Date of Sale 7.18.2023
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 353,460⁰⁰

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 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 a
Date of Sale - the date on which interest to the property was conveyed.



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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 7.18.2023

Print Susan Castleberry

☐ Unattested

Sign Susan Castleberry

(verified by)

(Grantor/Grantee/Owner/Agent) circle one