

I hereby certify  
this is a true and  
correct copy of the original.

  
Closing Attorney

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Cynthia McEwen  
1375 Nabors St.  
Montevallo, AL 35115

### WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Hundred Ninety Thousand and no/100 Dollars (\$190,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ross Marshall Reddick and Leah Christine Shelton Reddick, Husband and Wife** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Cynthia McEwen** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:**

**Beginning at the point of intersection of the Northwest line of Nabors Street in the City of Montevallo, Alabama, with the Northeast line of Moody Street, as shown by map of Lyman's Addition to Montevallo, if said Nabors Street was extended in a Northeasterly direction to the Montevallo and Ashville Public Road, and run thence Northeasterly along the Northwest side of Nabors Street 350 feet to the POINT OF BEGINNING of the lot herein described; thence continue Northeast along said Nabors Street 100 feet; thence Northwest and perpendicular to Nabors Street 150 feet; thence Southwest and parallel with Nabors Street 100 feet; thence Southeast and perpendicular to Nabors Street 150 feet to the point of beginning.**

**\$100,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**


#### SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 29<sup>th</sup> day of December, 2023.

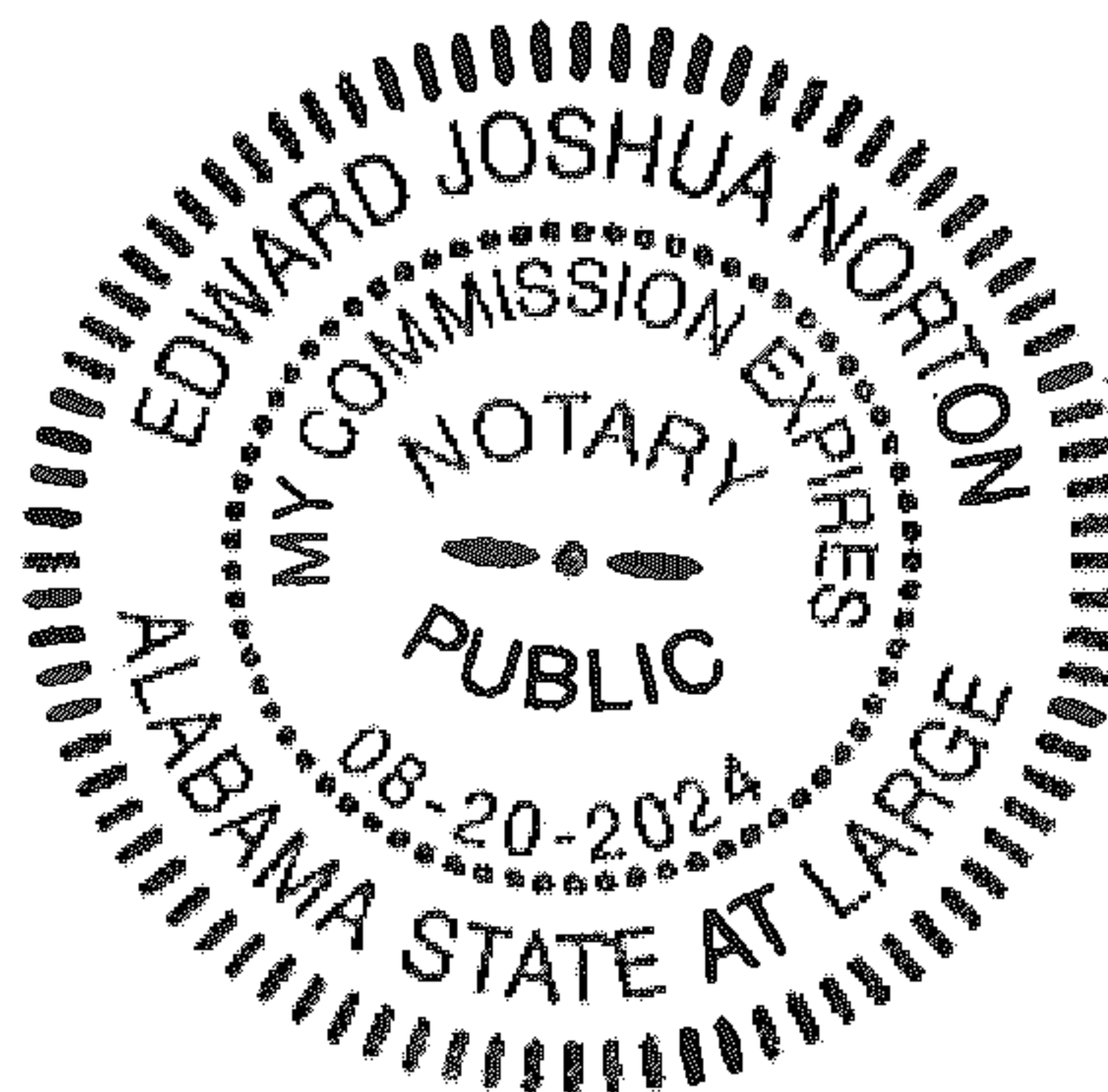
 (SEAL)  
**Ross Marshall Reddick**

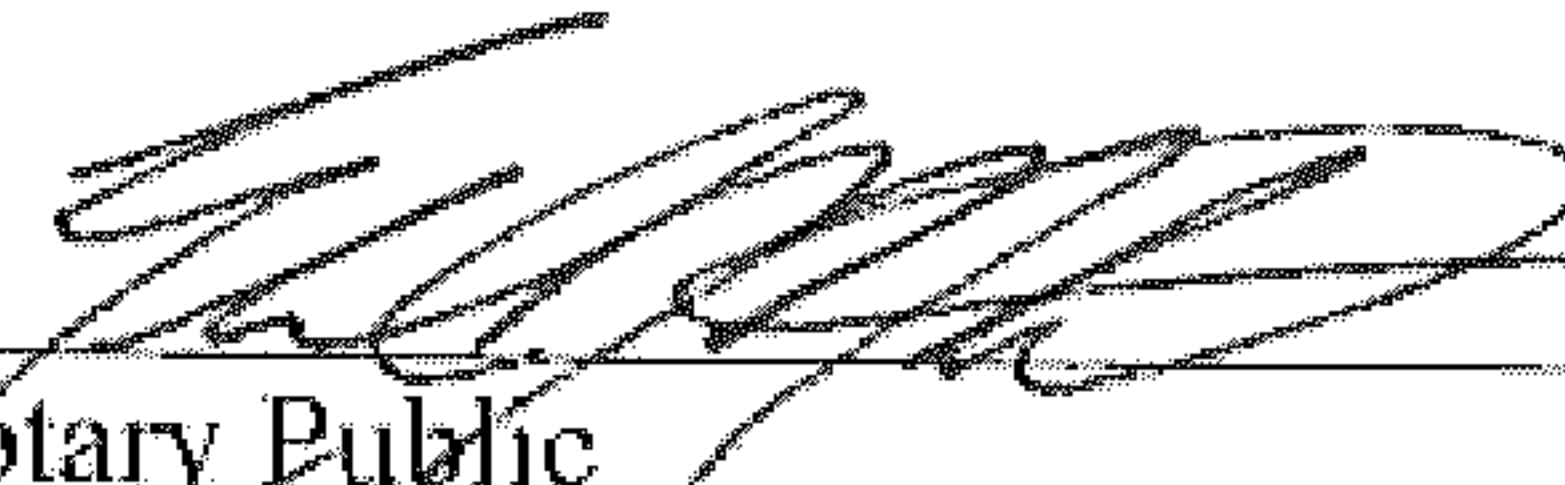
 (SEAL)  
**Leah Christine Shelton Reddick**

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ross Marshall Reddick and Leah Christine Shelton Reddick** 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 and as their act on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of December, 2023.



  
 Notary Public  
 My commission expires: 8/20/2024



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Ross Marshall Reddick Leah Christine Shelton Reddick	Grantee's Name	Cynthia McEwen
Mailing Address	<u>8118 LANCEWOOD CT.</u> <u>CINCINNATI, OH</u> <u>45243</u>	Mailing Address	<u>1375 Nabors St.</u> <u>Montevallo, AL 35115</u>
Property Address	<u>1375 Nabors St.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>December 29<sup>th</sup>, 2023</u>
		Total Purchase Price	<u>\$190,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>  X  </u> Sales Contract	<u>  </u> Other
<u>  </u> 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 of 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 12-29-2023

Print Ross Marshall Reddick

Unattested

Sign *Ross Marshall Reddick*  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/03/2024 08:48:15 AM  
\$118.00 JOANN  
20240103000000350

**Form RT-1**



*Allen S. Bayl*