

SEND TAX NOTICE TO:

Trent J. Reed and Laura Lorino Reed
155 Shaw Drive
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **Laura Lorino Reed FKA Laura Lorino Stanfield and Trent J. Reed, Wife and Husband**, whose address is 155 Shaw Drive, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Trent J. Reed and Laura Lorino Reed**, whose address is 155 Shaw Drive, Chelsea, AL 35043 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Trent J. Reed and Laura Lorino Reed, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 155 Shaw Drive, Chelsea, AL 35043 to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 480.67 FEET TO THE POINT OF BEGINNING OF THE PROPERTY, PARCEL 'A', BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED A DISTANCE OF 160.0 FEET TO A POINT, THENCE TURN 91 DEGREES 2 MINUTES 0 SECONDS TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 250 FEET TO A POINT; THENCE TURN 88 DEGREES 58 MINUTES 0 SECONDS LEFT AND RUN EASTERLY A DISTANCE OF 160 FEET TO A POINT, THENCE TURN 91 DEGREES 2 MINUTES 0 SECONDS LEFT AND RUN NORTHERLY A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

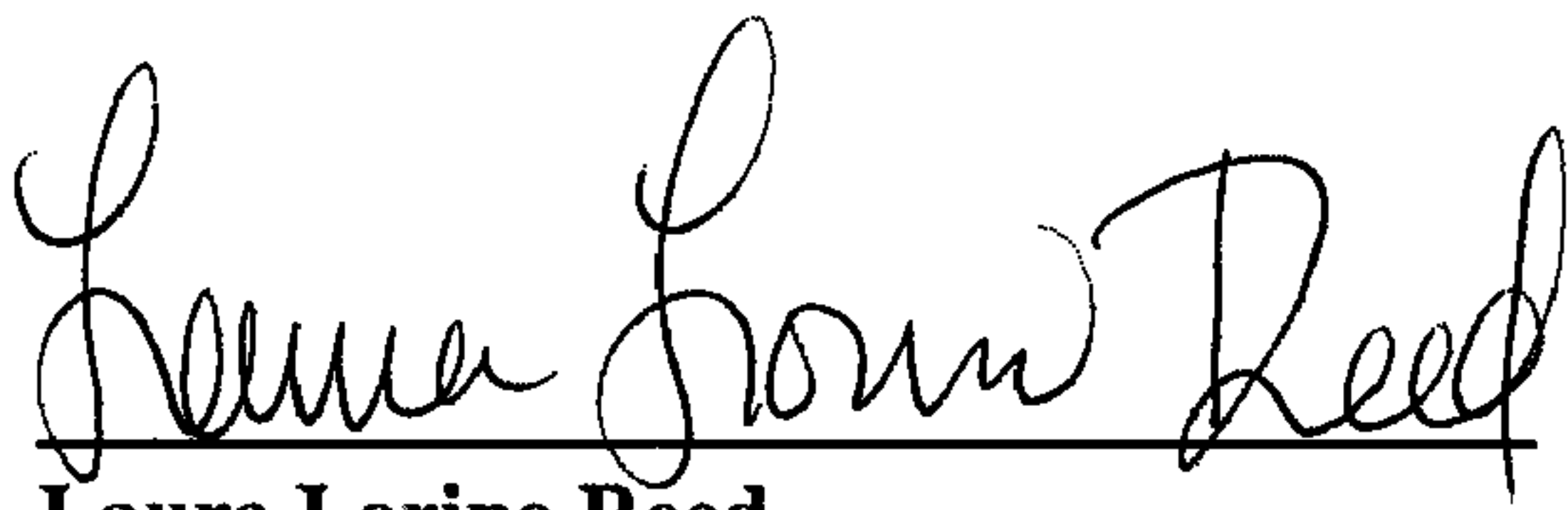
Laura Lorino Reed is one and the same person as Laura Lorino Stanfield, grantee in that certain deed recorded in Instrument No. 20210817000401410, in the Probate Office of Shelby County, Alabama. Laura Lorino Reed is also one and the same person as Laura L. Stanfield, grantee in that certain prior deed recorded in Instrument No. 20160725000258660, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$271,672.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of June, 2024.



Laura Lorino Reed

FKA Laura Lorino Stanfield

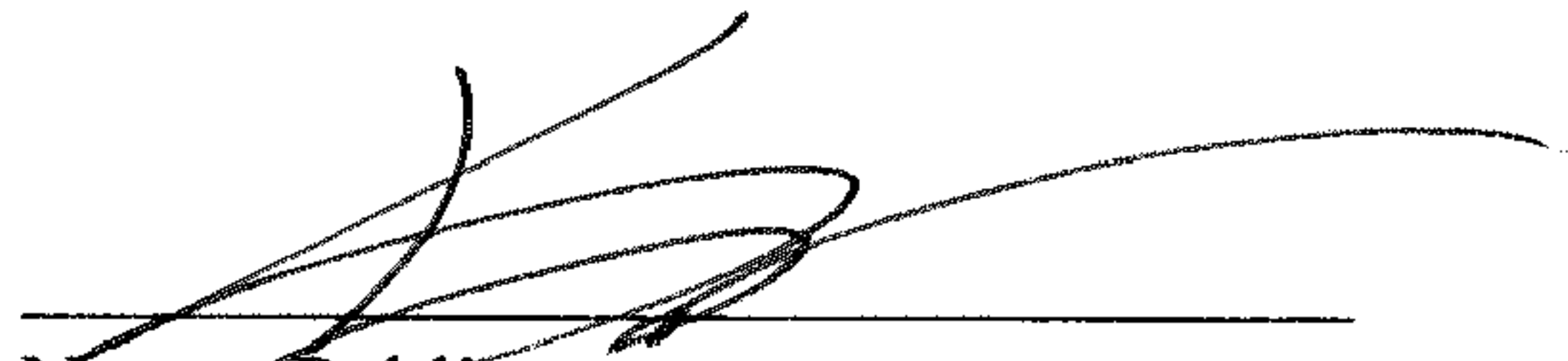


Trent J. Reed

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Laura Lorino Reed FKA Laura Lorino Stanfield and Trent J. Reed**, 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.

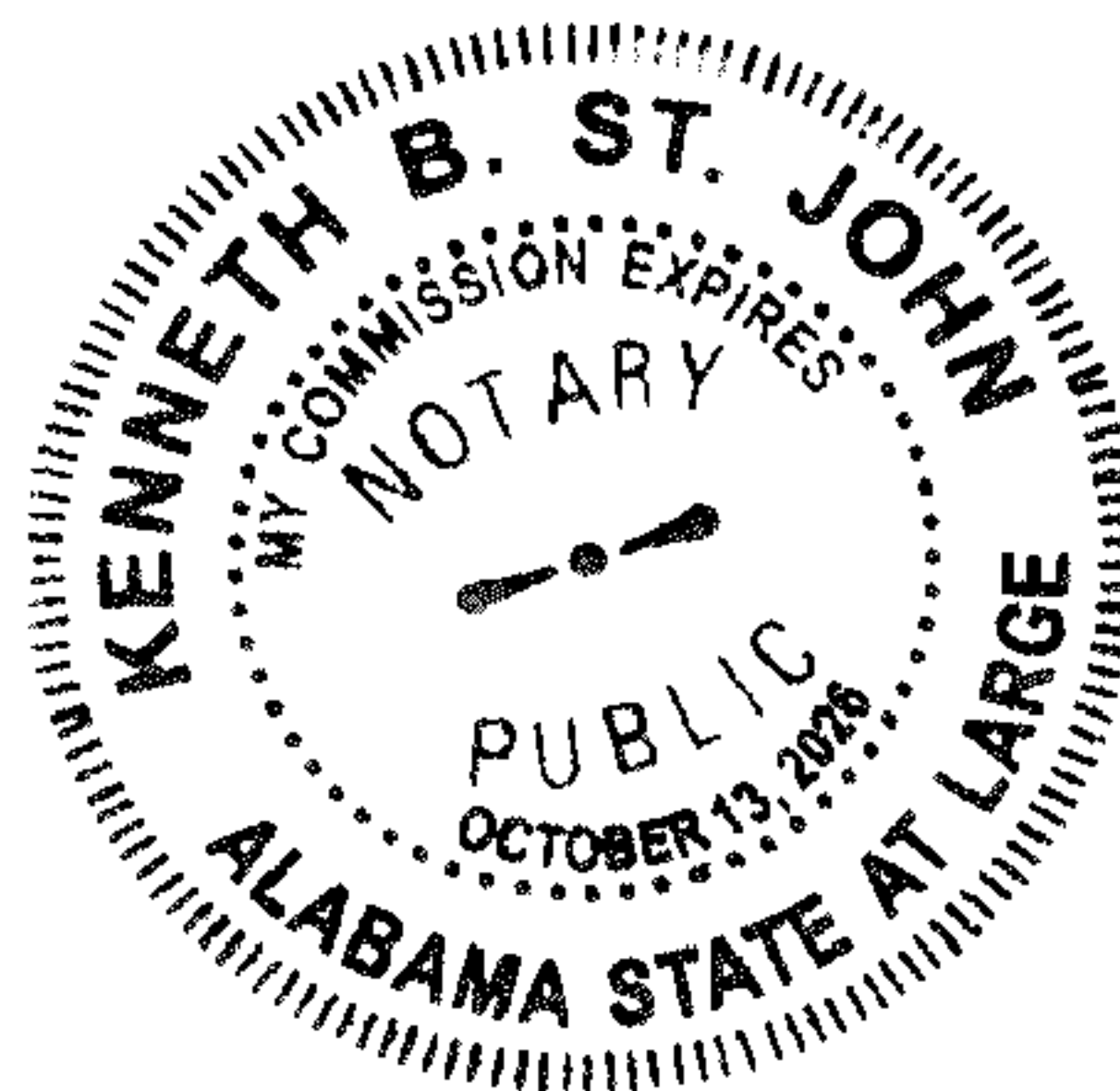
Given under my hand and official seal this 4th day of June, 2024.



Notary Public

Print Name: **Kenneth B. St. John**

My Commission Expires: **10/13/2026**



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

Grantor's Name Laura Lorino Reed FKA Laura Lorino Stanfield
 Mailing Address and Trent J. Reed
155 Shaw Drive
Chelsea, AL 35043

Grantee's Name Trent J. Reed and Laura Lorino Reed
 Mailing Address 155 Shaw Drive
Chelsea, AL 35043

Property Address 155 Shaw Drive
Chelsea, AL 35043

Date of Sale June 4, 2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 247,590.00

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 _____ Appraisal
 _____ Sales Contract ☒ Other Assessor's value under Parcel ID #
 _____ Closing Statement 14-1-12-0-000-027.003

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 06/04/2024

Print Hyland Wehunt

_____ Unattested

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

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2024 10:56:40 AM
\$277.00 PAYGE
20240610000171320



Allen S. Bayal