

This Instrument was Prepared by:

Send Tax Notice To:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-24-29860

20240708000204210 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
07/08/2024 10:29:05 AM FILED/CERT

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary Lee Reynolds and Raymond Franklin Reynolds**, wife and husband(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Larry David Carter, Heather Marie Carter and Nancy M. McLoren, Trustee of the Nancy M. McLoren Living Trust dated February 27, 1992, as restated December 23, 2020, and any amendments thereto** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3 day of July, 2024.

Mary Lee Reynolds
Mary Lee Reynolds

Raymond Franklin Reynolds
Raymond Franklin Reynolds

State of Alabama

County of Shelby

I, Marisol Olguin, a Notary Public in and for the said County in said State, hereby certify that **Mary Lee Reynolds and Raymond Franklin Reynolds**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of July, 2024.

Marisol Olguin
Notary Public, State of Alabama

My Commission Expires: Nov 9, 2024

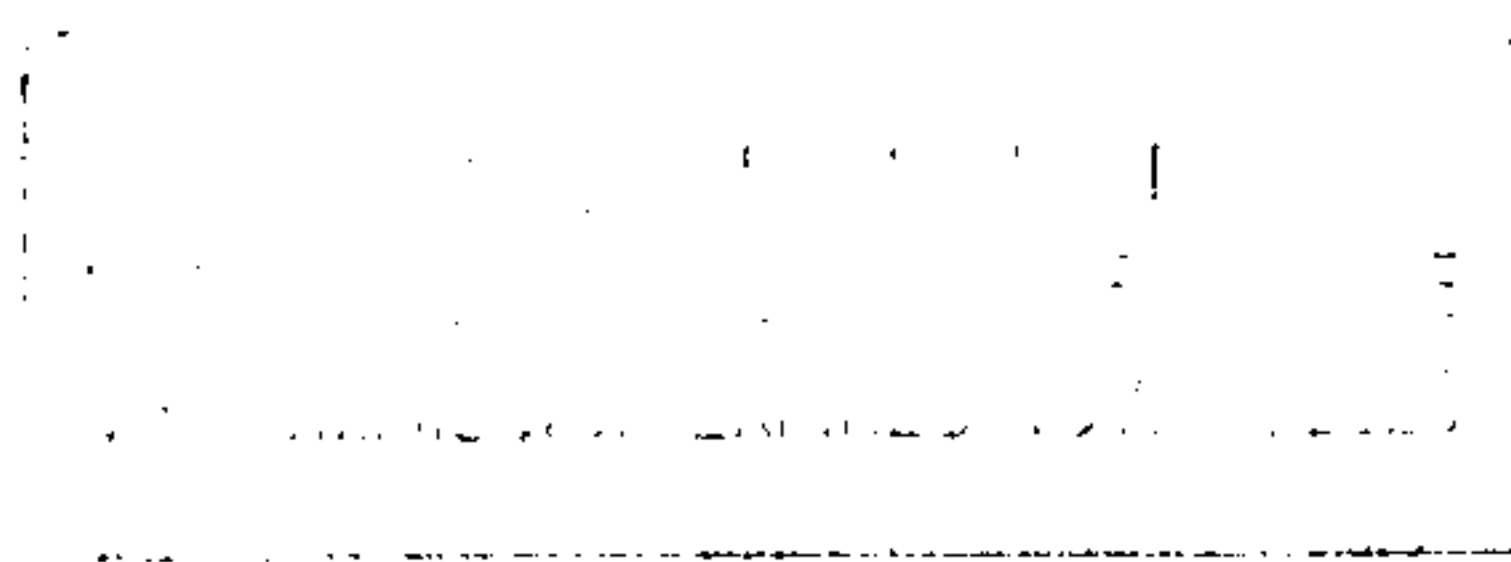


EXHIBIT "A"
LEGAL DESCRIPTION



20240708000204210 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
07/08/2024 10:29:05 AM FILED/CERT

One acre of land, more or less, more particularly described as the Southwest corner of the SW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 2 East, ALSO, begin at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 East, and thence run North along the East boundary line of said 1/4-1/4 section a distance of 105 feet to a point thence turn an angle of 90 degrees to the left and run in a westerly direction parallel to the South line of said 1/4-1/4 section a distance of 326 feet, more or less, to the East right of way line of Shelby County Hwy. No. 83; thence run in a southeasterly direction along the East right of way line of said County Highway 83 a distance of 112 feet, more or less, to the point of intersection with the South line of said 1/4-1/4 section; thence run East along the South line of said 1/4-1/4 section a distance of 243, more or less, to the point of beginning.
Situating in Shelby County, Alabama.



20240708000204210 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
07/08/2024 10:29:05 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Mary Lee Reynolds
Raymond Franklin Reynolds
Mailing Address 1677 # 83
Vincent, AL 35178
Property Address 1116 Hwy 83
Vincent, AL 35178

Grantee's Name Nancy M. McLores
Mailing Address 1102 Hwy 83
Vincent, AL 35178
Date of Sale May 21, 2024
Total Purchase Price \$20,000.00
or
Actual Value _____
or
Assessor's Market Value _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

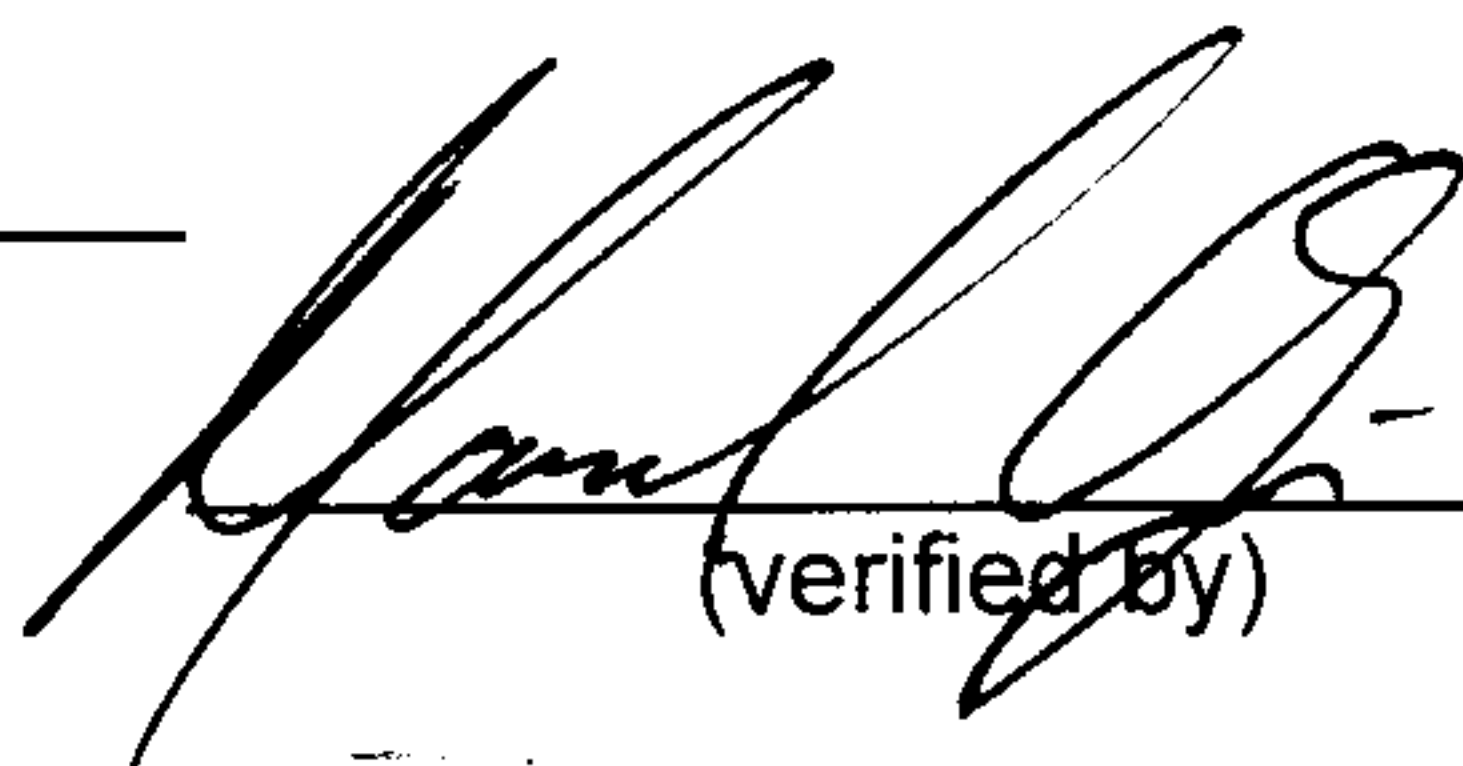
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 July 01, 2024

☐ Unattested


(verified by)

Print Mary Lee Reynolds

Sign


(Grantor/Grantee/Owner/Agent) circle one