

This instrument was prepared by:  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$45,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Michael Gordon Reeves, a married man, Darlene Rivera, a married woman, Mark Leslie Reeves, a married man and Michele Lynn Rains, a single woman (as to 1/2 interest) and The Estate of Nancy Lee Reeves, Probate Case #21BHM02690, Probate Court of Jefferson County, Alabama and Michele Lynn Rains, devisee under the will of Nancy Lee Reeves (as to 1/2 interest) (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Amanda Shippers (herein referred to as Grantee)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or spouse, if any.  
Grantors herein are all the surviving heirs at law of Hobart Reeves, having died on April 6, 2018 and Nancy Lee Reeves, having died on December 17, 2020.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3<sup>rd</sup> day of July, 2024.

*Michael Gordon Reeves*  
Estate of Nancy Lee Reeves  
Michael Gordon Reeves, Personal Representative  
Probate Case #21BHM02690, Jefferson County,  
Alabama

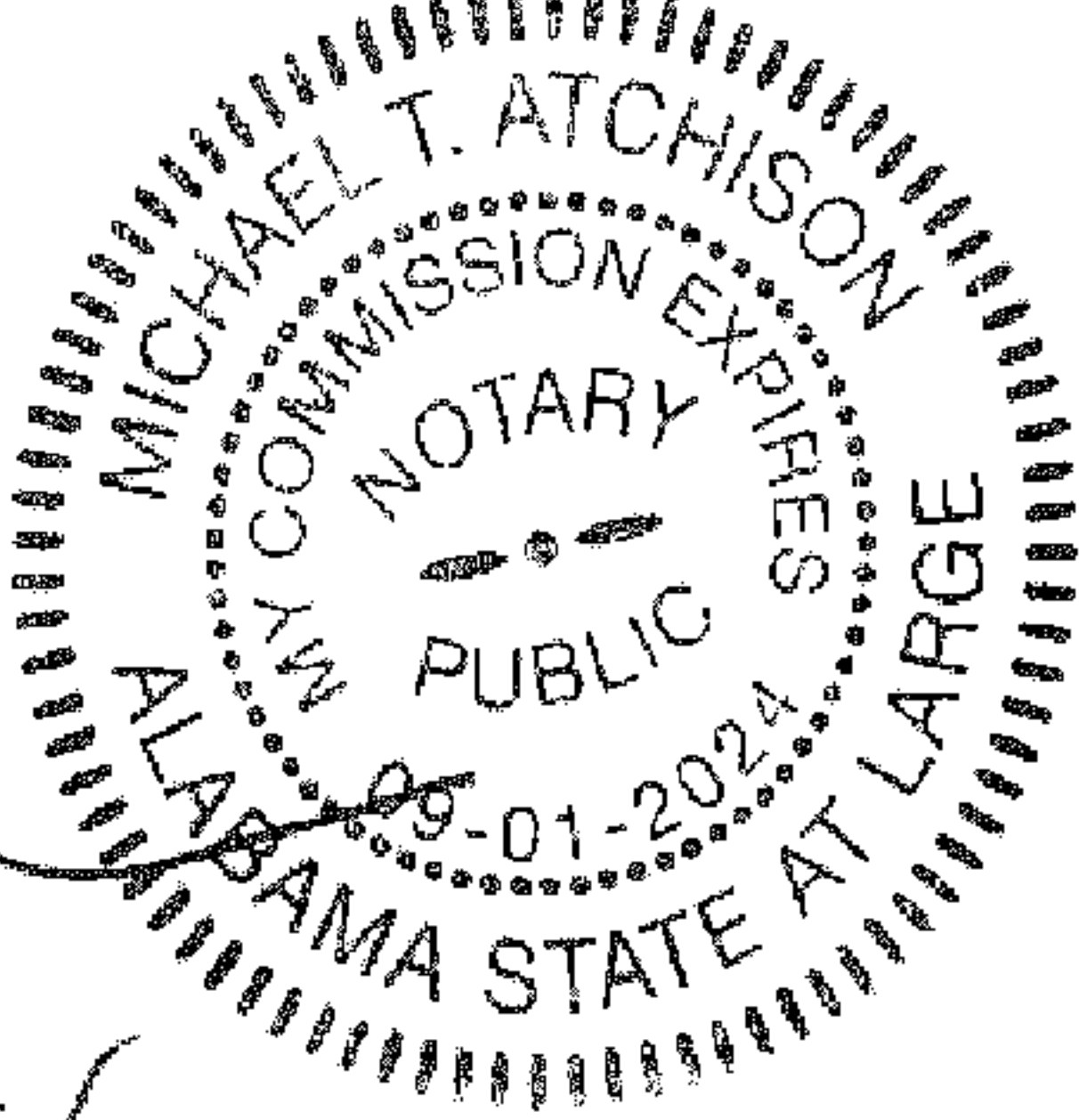
*Michael Gordon Reeves*  
Michael Gordon Reeves

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Michael Gordon Reeves and Michael Gordon Reeves as Personal Representative of The Estate of Nancy Lee Reeves, Probate Case #21BHM02690, Jefferson County, Alabama*, whose names are signed to the foregoing conveyance, and who is 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 3<sup>rd</sup> day of July, 2024.

*Michael T. Atchison*  
Notary Public  
My Commission Expires: 9-1-24

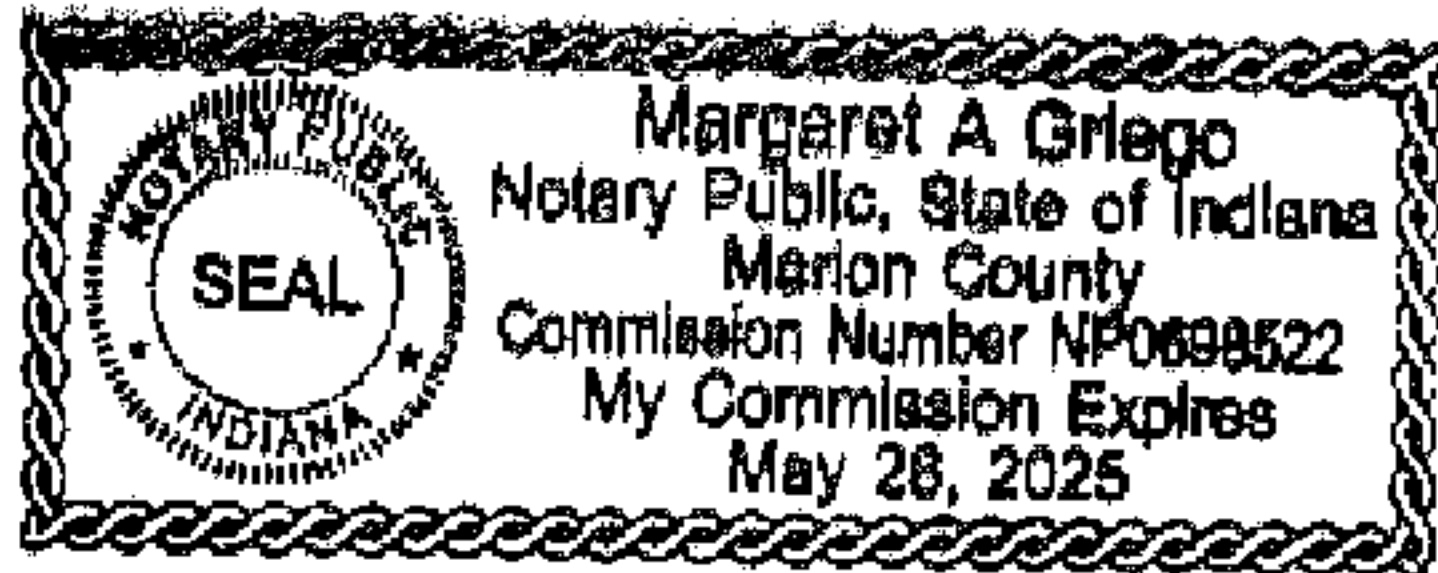


✓ Darlene Rivera  
Darlene Rivera

STATE OF ~~ALABAMA~~ INDIANA  
COUNTY OF ~~SHELBY~~ MARION

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Darlene Rivera***, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of July, 2024.



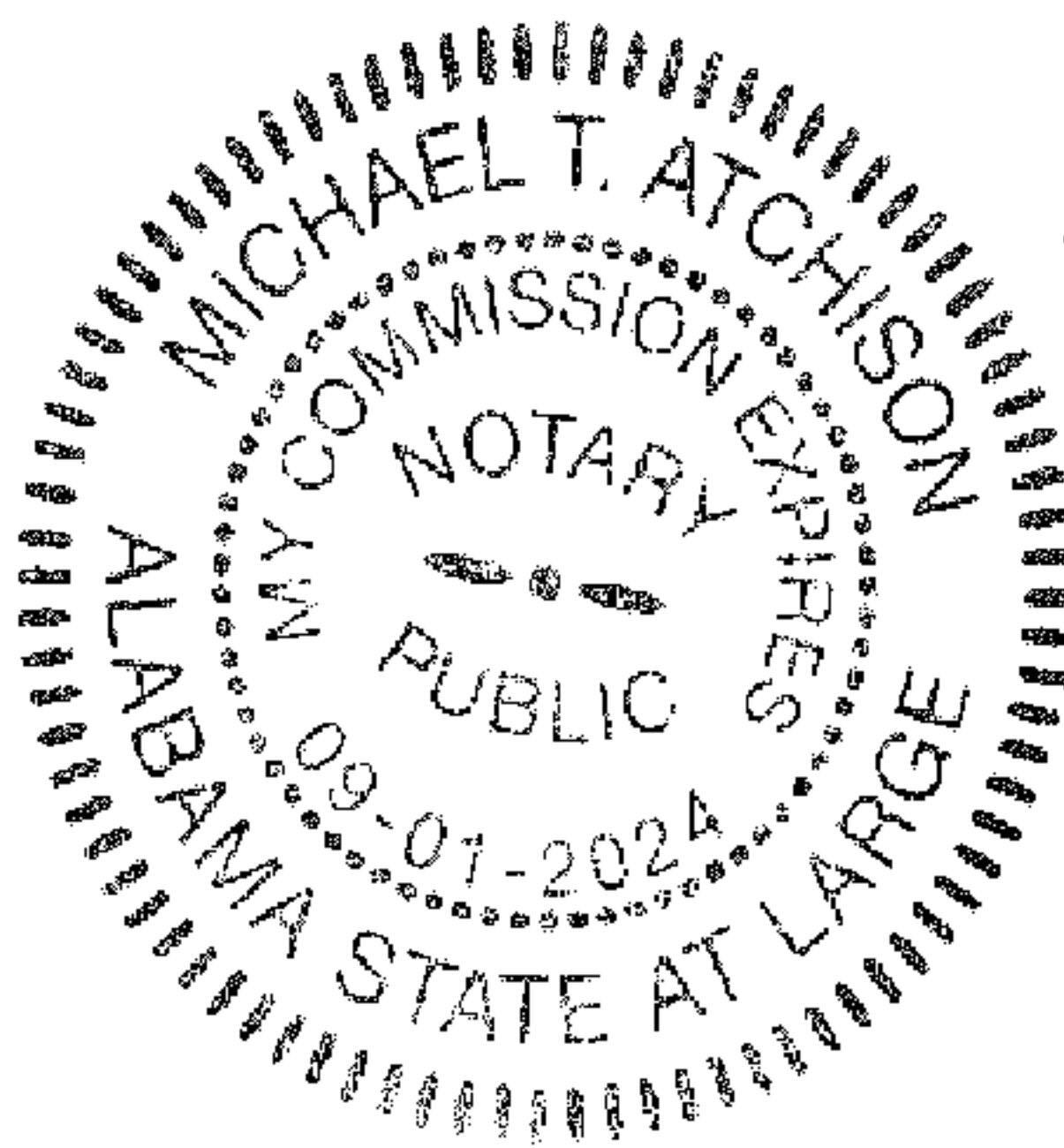
Margaret A. Griego  
Notary Public  
My Commission Expires: 5-28-2025

*Leslie*  
✓ Mark Reeves  
Mark Leslie Reeves

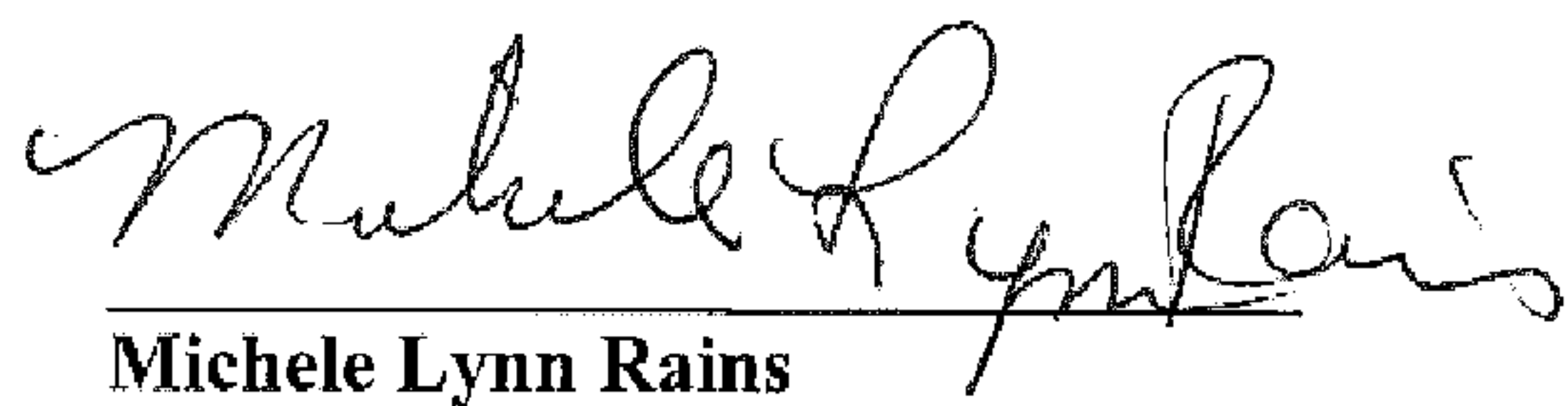
STATE OF ALABAMA)  
COUNTY OF SHELBY)

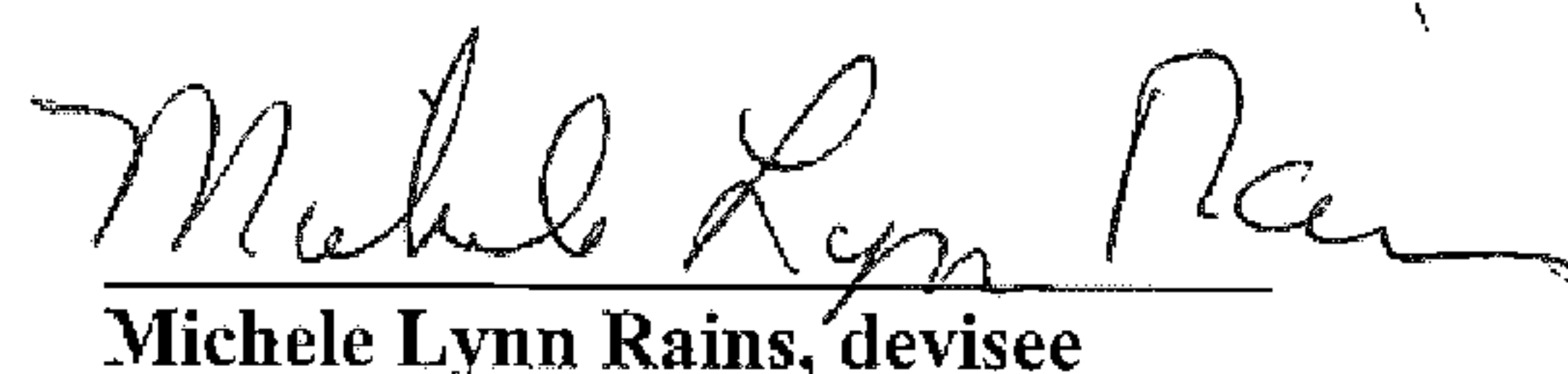
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mark Leslie Reeves**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Aug, 2024.



[Signature]  
Notary Public  
My Commission Expires: 9-1-24

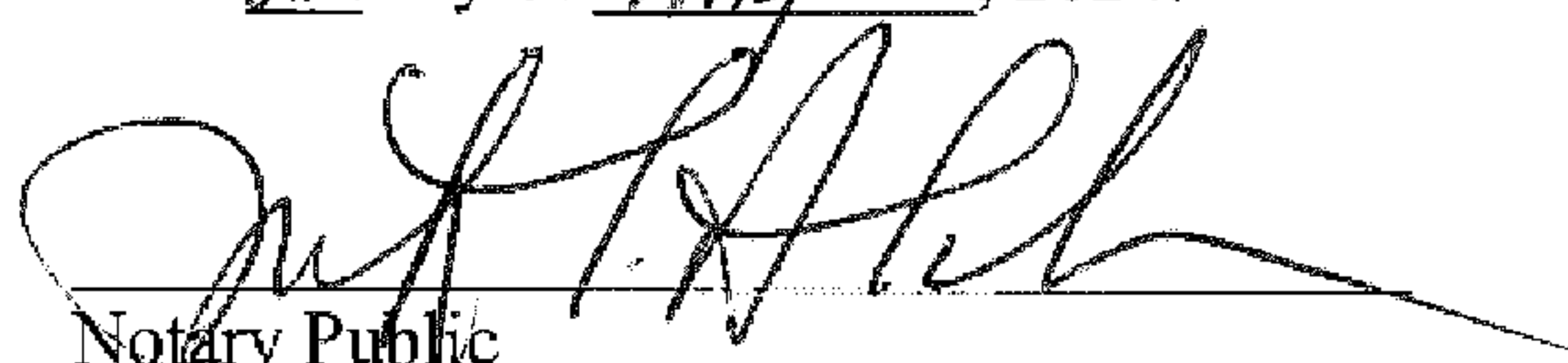
  
Michele Lynn Rains

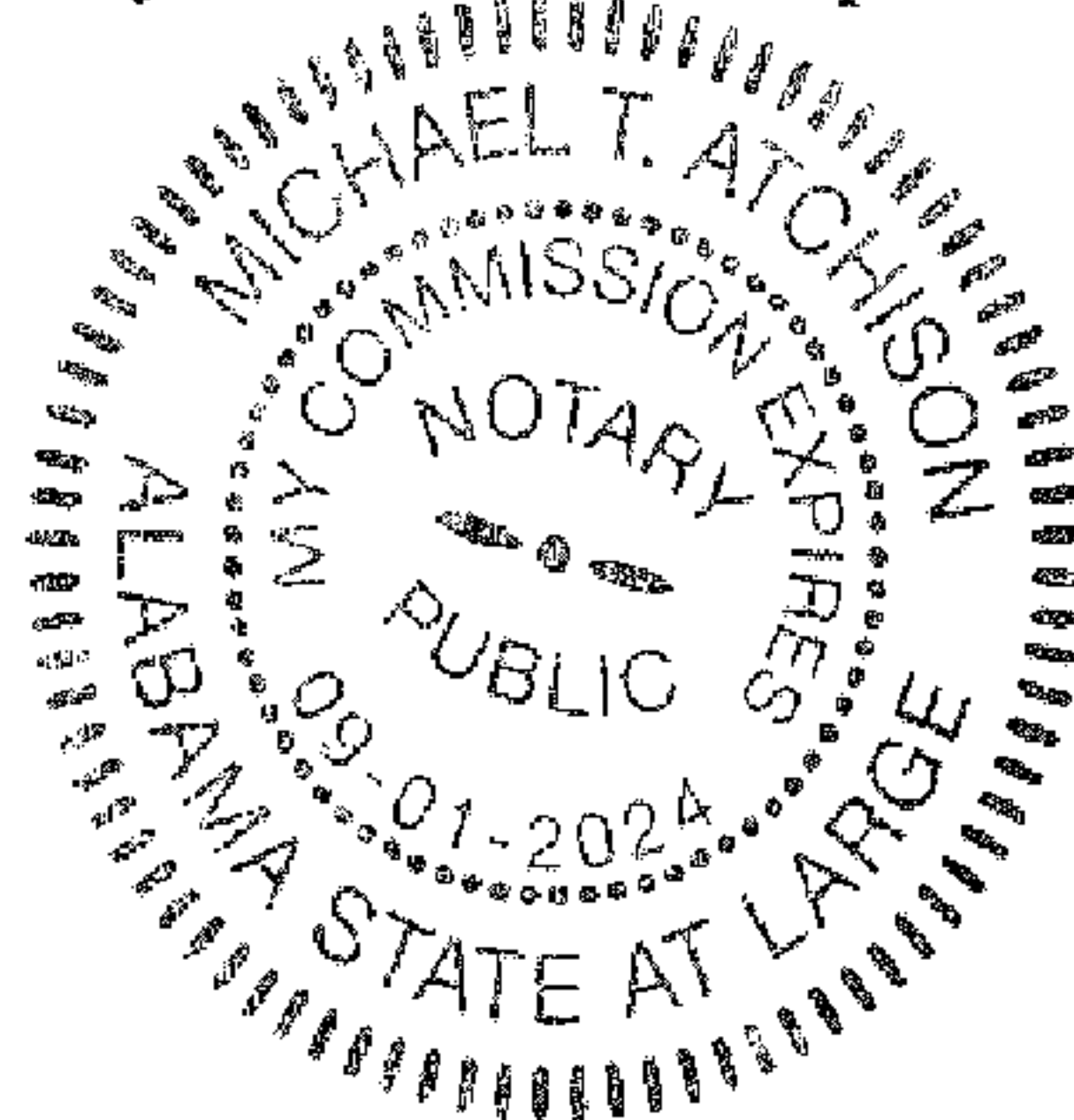
  
Michele Lynn Rains, devisee  
Under the will of Nancy Lee Reeves

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Michele Lynn Rains and Michele Lynn Rains, Devisee under the will of Nancy Lee Reeves*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Aug, 2024.

  
Notary Public  
My Commission Expires:



**Exhibit “A”- Legal Description**

**A part of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ . Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of section 24, Township 21 South, Range 1 West and run along the North line of said forty acres South 89 degrees 00 minutes West 808.0 feet; thence turn an angle of 90 degrees to the left and run South 1 degrees 00 minutes East along East side of McLeroy lot 215.0 feet to the point of beginning of lot herein described and conveyed; thence turn an angle of 90 degrees to right and run South 89 degrees 00 minutes West 208.4 feet; thence turn an angle to left of 90 degrees and run South 1 degree 00 minutes East 210.0 feet; thence turn angle to left of 90 degrees and run North 89 degrees 00 minutes East 208.4 feet; thence turn an angle to left of 90 degrees and run North 1 degree 00 minutes West 210.0 feet to point of beginning. Situated in the Town of Columbiana, Shelby County, Alabama**





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/05/2024 12:44:55 PM  
 \$87.00 BRITTANI  
 20240805000242630

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Michael Gordon Reeves Darlene Rivera Mark Leslie Reeves Michele Lynn Rains Estate of Nancy Lee Reeves, Probate Case #21BHM02690, Probate Court of Jefferson County, Alabama	Grantee's Name	Amanda Shippers
Mailing Address	<u>400 Mooney Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>449 Sweetnam Rd</u> <u>Calera, AL 35040</u>
Property Address	216 Pine Hill Dr. Columbiana, AL 35051	Date of Sale	July 19, 2024
		Total Purchase Price	\$45,000.00
		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).

*Amanda Shippers*  
*Amanda Shippers*

Form RT-1