

This Instrument was Prepared by:

Send Tax Notice To: WAM Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

13527 Co Rd 42  
Jemison, AL 35085

File No.: MV-24-30030

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, 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, **Michael James Reid and Britney Nicole Reid**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **WAM Properties, LLC**, (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 2024 taxes 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29<sup>th</sup> day of Aug, 2024.

Michael James Reid  
Michael James Reid

Britney Nicole Reid  
Britney Nicole Reid

State of Alabama

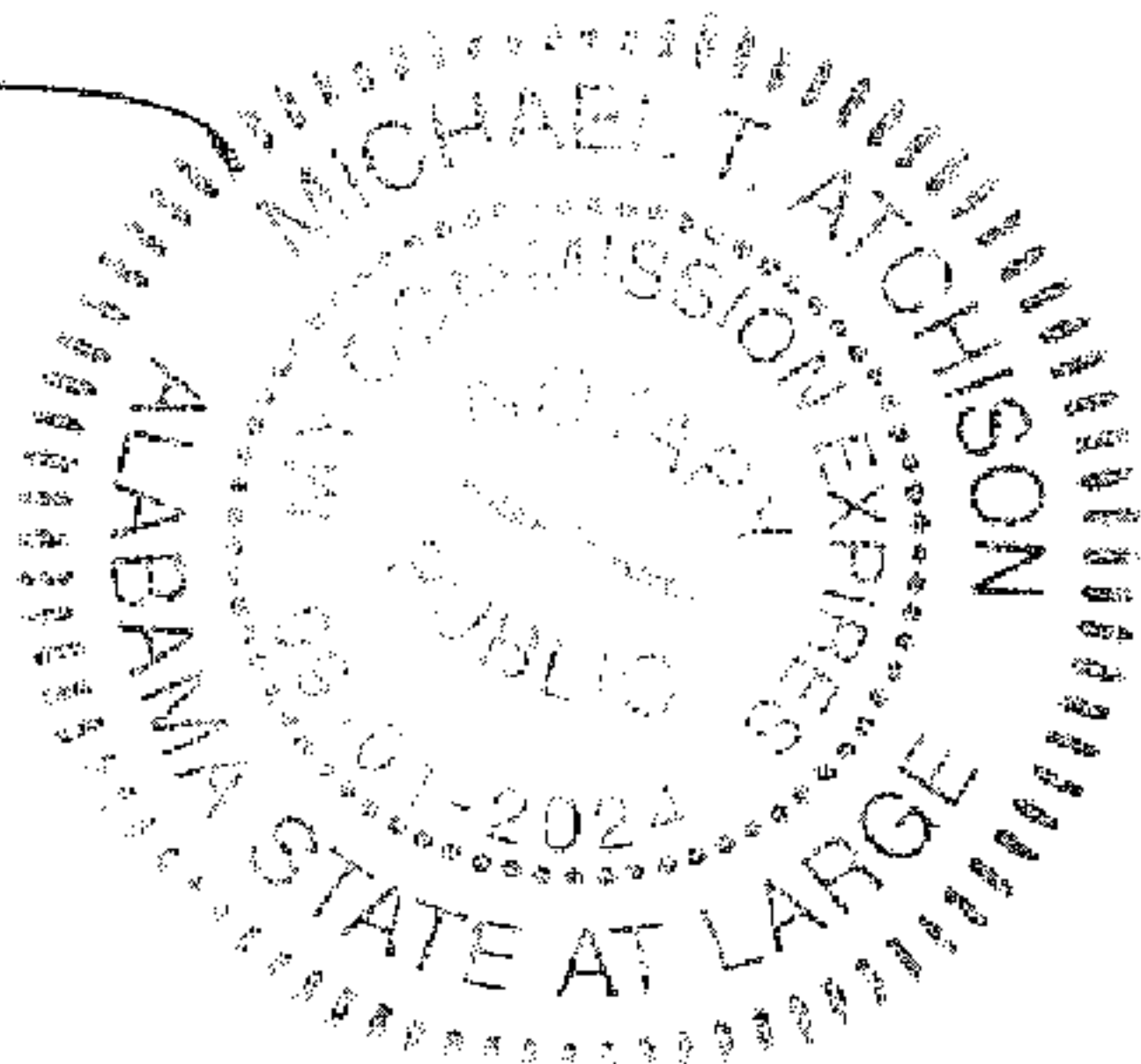
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael James Reid and Britney Nicole Reid, 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 29<sup>th</sup> day of Aug, 2024.

Michael T. Atchison  
Notary Public, State of Alabama

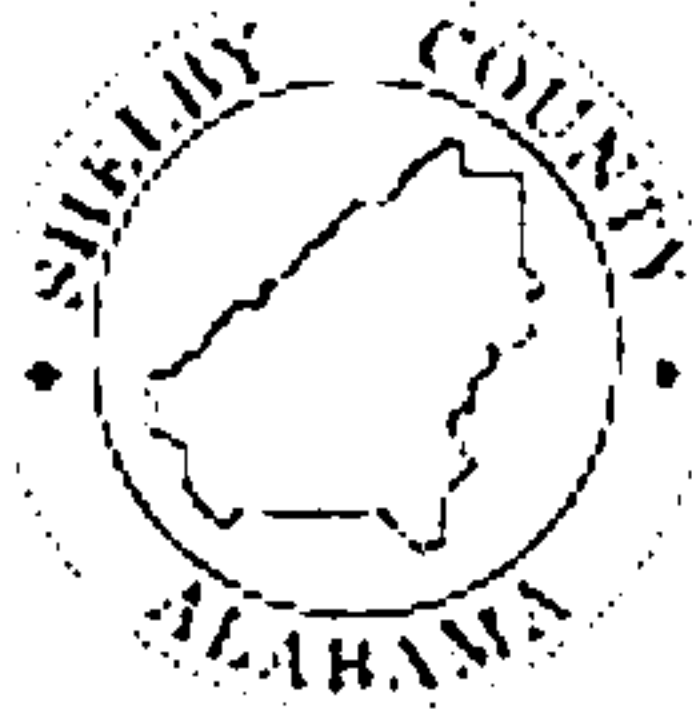
My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at a fence intersection being the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Fractional Section 20, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 90 degrees 00 minutes 00 seconds West along the North boundary of said 1/4-1/4 Section for a distance of 587.95 feet to a point on the Easterly right of way of Alabama Highway 145; thence proceed South 07 degrees 42 minutes 07 seconds East along the Easterly right of way of said highway for a distance of 107.84 feet to a 6" x 6" concrete right of way monument ( Sta 129 + 22.24), said point being the point of beginning; from this beginning point proceed South 40 degrees 00 minutes 00 seconds East for a distance of 320.00 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 33 degrees 45 minutes 45 seconds West for a distance of 277.93 feet (set 1/2-inch rebar CA-0114-LS) being a point on the shoreline of Lay Lake; thence proceed North 73 degrees 26 minutes 14 seconds West along the shoreline of Lay Lake for a distance of 50.75 feet; thence proceed North 52 degrees 17 minutes 21 seconds West along the shoreline of Lay Lake for a distance of 52.24 feet; thence proceed North 42 degrees 08 minutes 58 seconds West along the shoreline of Lay Lake for a distance of 74.29 feet; thence proceed North 30 degrees 09 minutes 16 seconds West along the shoreline of Lay Lake for a distance of 65.28 feet; thence proceed North 19 degrees 37 minutes 06 seconds West along the shoreline of Lay Lake for a distance of 34.76 feet (set 1/2-inch rebar CA-0114-LS) to its point of intersection with the Easterly right of way of said Alabama Highway 145; thence proceed North 24 degrees 59 minutes 23 seconds East along the Easterly right of way of said highway for a distance of 314.98 feet to the point of beginning.

The above described land is located in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 24 North, Range 15 East, Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/29/2024 10:24:07 AM  
 \$253.00 PAYGE  
 20240829000269710

*Allen S. Boyd*

### 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 James Reid Britney Nicole Reid	Grantee's Name	WAM Properties, LLC
Mailing Address	<u>716201 Hwy 145</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>13527 Corp 42</u> <u>Jemison, AL 35085</u>
Property Address	15788 Highway 145 Shelby, AL 35143	Date of Sale	August 29, 2024
		Total Purchase Price	\$225,000.00
		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 August 27, 2024

Print Michael James Reid

Unattested

(verified by)

Sign *Michael James Reid*  
 (Grantor/Grantee/Owner/Agent) circle one