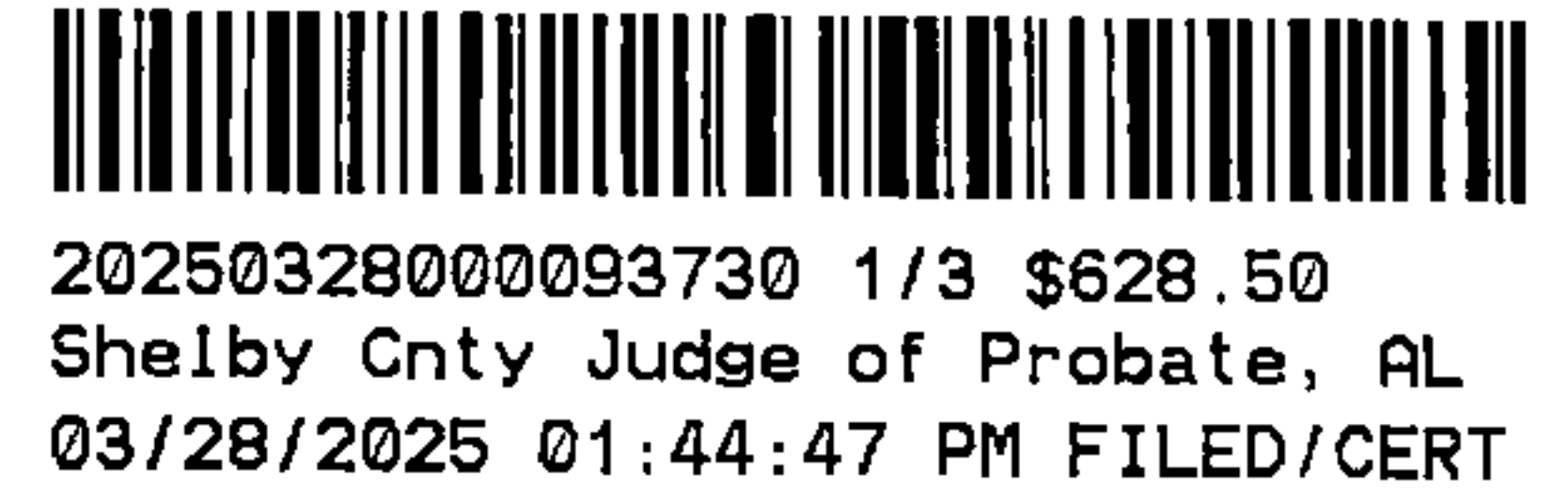


Send Tax Notice To:
John Reamer
96 Spring Road
Birmingham, AL 35242



**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Five Hundred and 00/100 (\$500.00) Dollars
in hand paid to

John G. Reamer, Jr

an unmarried man, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

John G. Reamer, Jr , and Susie D. Graves

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 13, according to the Survey of Summer Place, 2nd Sector , as recorded in Map Book 17, Page 132 , in the Office of the Jude of Probate Shelby County, Alabama, Section 23 , Township19 South, Range 2 West

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2025 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

Shelby County, AL 03/28/2025
State of Alabama
Deed Tax:\$600.50

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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 in fee simple , and to the heirs and assigns of each survivor forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, in the event one Grantee herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever. against the lawful claims of all persons. Purchaser accepts lot in its "as-is " condition.

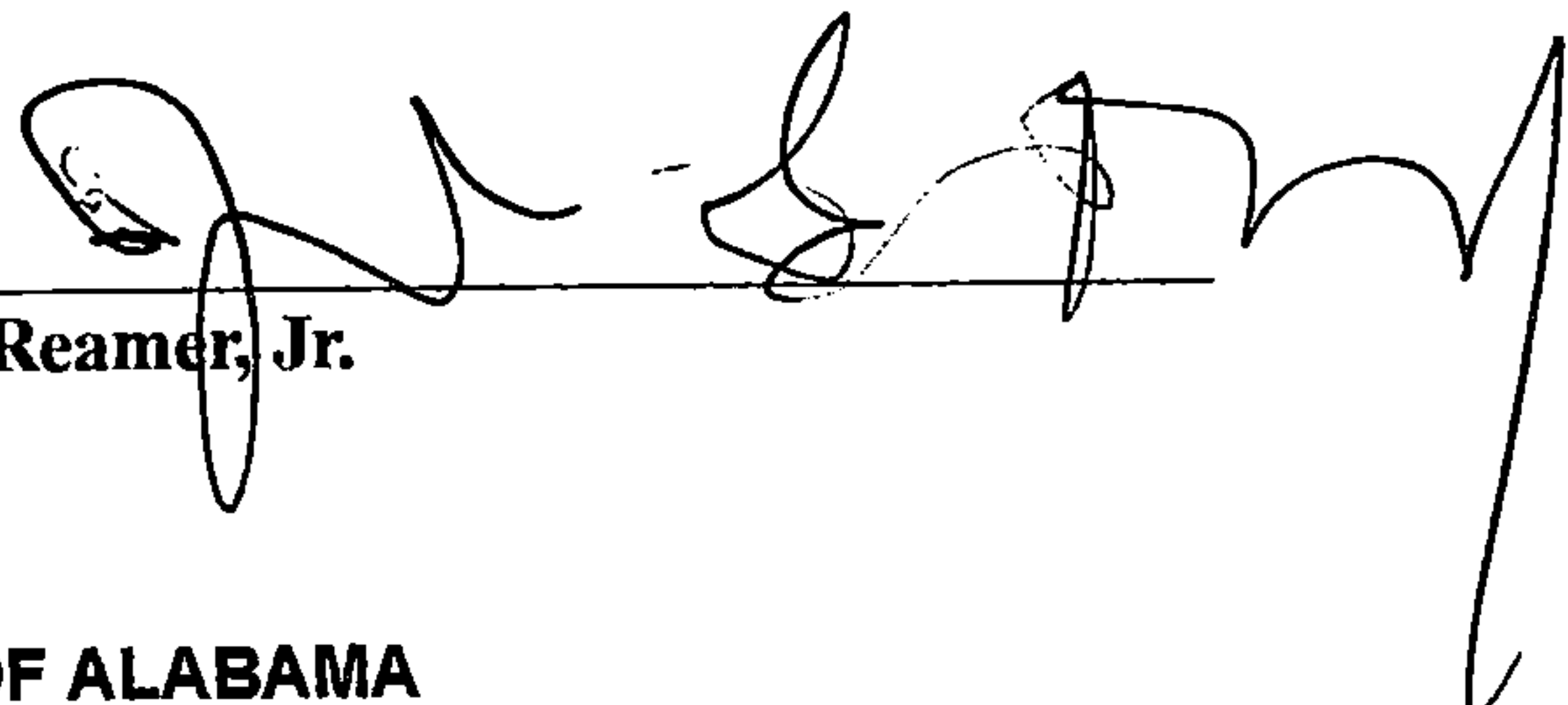
☐



20250328000093730 2/3 \$628.50
Shelby Cnty Judge of Probate, AL
03/28/2025 01:44:47 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor by its Owner, who is authorized to execute this conveyance,
hereto set its signature and seal this 28 th of March, 2025.

John G. Reamer, Jr

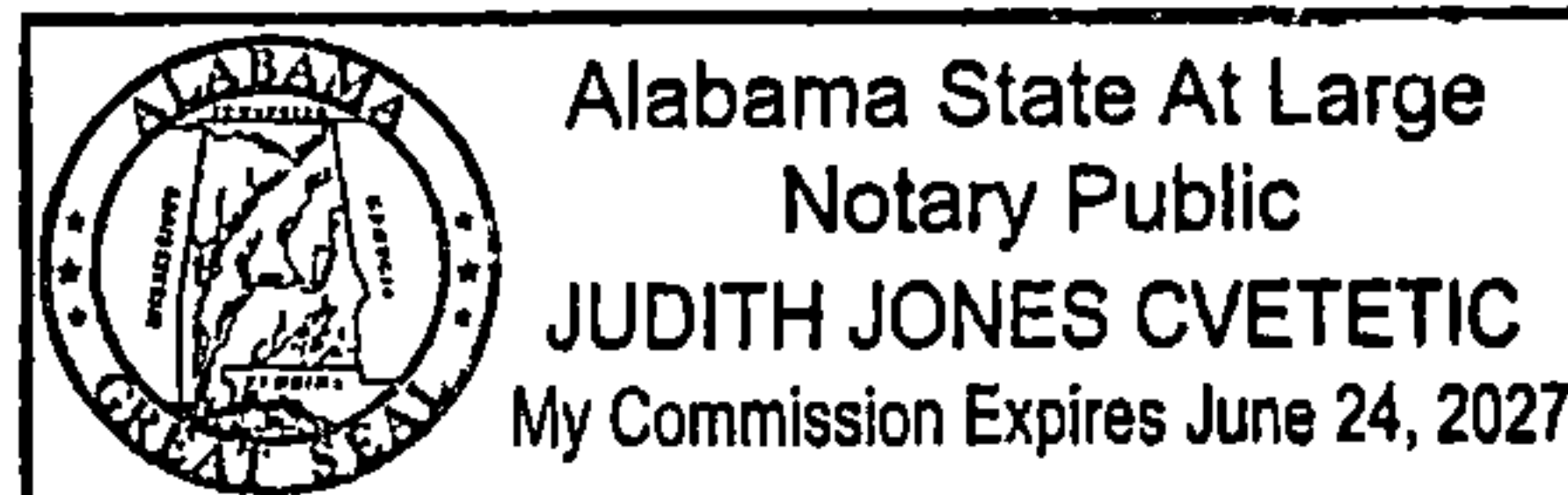
By: 
John G. Reamer, Jr.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that. John G. Reamer, Jr. whose name is known to me, foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this 28 th day of March, 2025.

Notary Public 
My commission expires: 6/24/27



Real Estate Sales Validation Form

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

SUBIE D. GRAVES

Grantor's Name JOHN H. REAMER, JR
Mailing Address 96 SPRING ROAD
BIRMINGHAM AL
35242

Grantee's Name John H. REAMER
Mailing Address 96 SPRING RD
BIRMINGHAM AL
35242

Property Address 96 SPRING RD
BIRMINGHAM AL
35242

Date of Sale MARCH 28, 2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 600,400

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

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 MARCH 28, 2025

Print CURT B. REAMER

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20250328000093730 3/3 \$628.50
Shelby Cnty Judge of Probate, AL
03/28/2025 01:44:47 PM FILED/CERT