

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY HEIRS DEED

WHEREAS, PHILLIP REEDER, departed this life intestate, on or about August 6, 2024, and, owning property in Jefferson County, Alabama, along with Sandra Reeder, each having a one half (1/2) interest in subject property, as set out and described herein and in Warranty Deed recorded on 11-30-2005 in Inst #20061130000581900 in the Probate Records Shelby Co, AL. The Administration of The Estate of Phillip David Reeder filed in Shelby Co AL, Case No., PR-20240991966,

Phillip David Reeder leaving as his heirs and only heirs at law the following:

Sandra Lee Reeder, Spouse,

And,

Kylee Austin Reeder, Son,

And,

Zechariah Philip David Reeder, Son,

NOW THEREFORE, in consideration of the premises, and in further consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I/we,

SANDRA LEE REEDER, a/k/a SANDRA REEDER, an unremarried widow,

And,

KYLEE AUSTIN REEDER, a Married man,

And,

ZECHARIAH PHILIP DAVID REEDER, a Single man,

herein referred to as Grantors (whether one or more), do by these presents grant, bargain, sell and convey all of their right, title and interest in and to the subject property unto:

SANDRA REEDER,

herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

The one half interest of Phillip Reeder for property conveyed to Phillip Reeder and Sandra Reeder in Instrument # 20061130000581900, described as follows:

A lot in Vincent, Alabama, described as follows: Commencing at the SW corner of the J. E. Moore lot and running in a southerly direction along the east margin of the right-of-way of the Coosa Valley Road 210 feet; thence in an easterly direction and parallel with south line of J.E. Moore lot at a distance of 210 feet; thence in a northerly direction and parallel with Coosa Valley Road a distance of 210 feet to the south line of said J.E. Moore lot; thence westerly along the south line of J.E. Moore lot 210 feet to the point of beginning. Situated in the SE 1/4 of NE 1/4 of Section 15, Township 19, Range 2 East, Shelby County, Alabama.

Property address: 42340 Highway 25, Vincent AL 35178

Shelby Co tax parcel #07-5-15-1-003-004.000

No part of the above described property is the homestead of Kylee Austin Reeder or Zechariah Phillip David Reeder, or that of their spouses, if any.

Grantors herein being over the age of 19 years and of sound mind

Conveyed subject to the following exceptions:

1. Ad Valorem property taxes due October 1 of each year and delinquent January 1 of each year.
2. Any and all reservations or conveyances, building/zoning ordinances, easements, restrictions, rights of ways, municipal assessments, ordinances, improvements, taxes, assessments or subdivision regulations to any municipality or governing body, and any other matters, recorded or unrecorded which may affect subject property.
3. Less and except all road ways, rights of ways and easements.

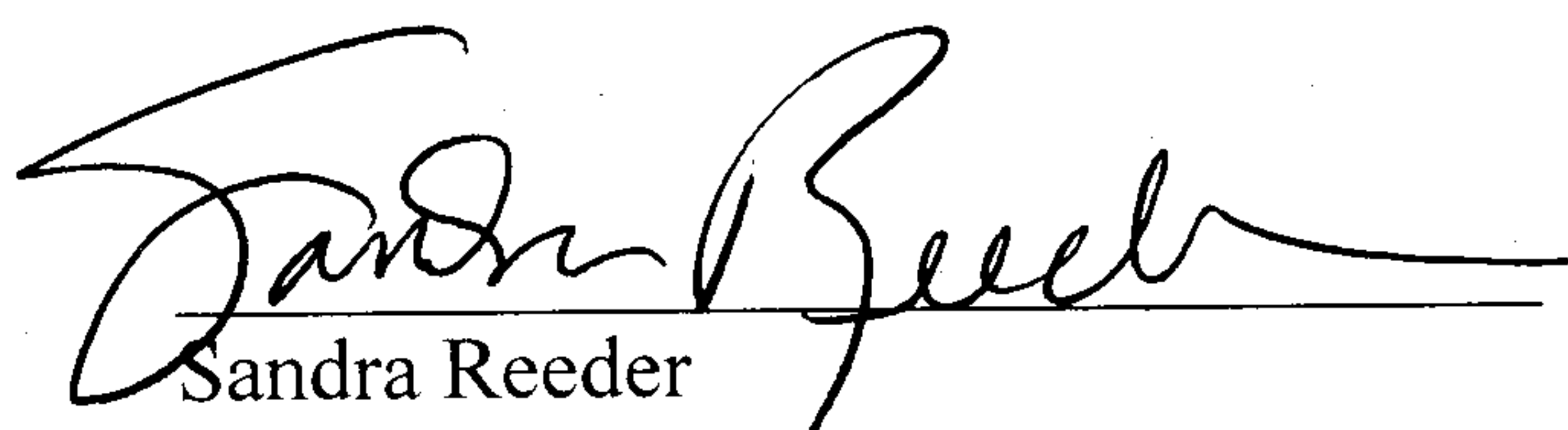
Mortgage to Traditions Bank recorded simultaneously herewith

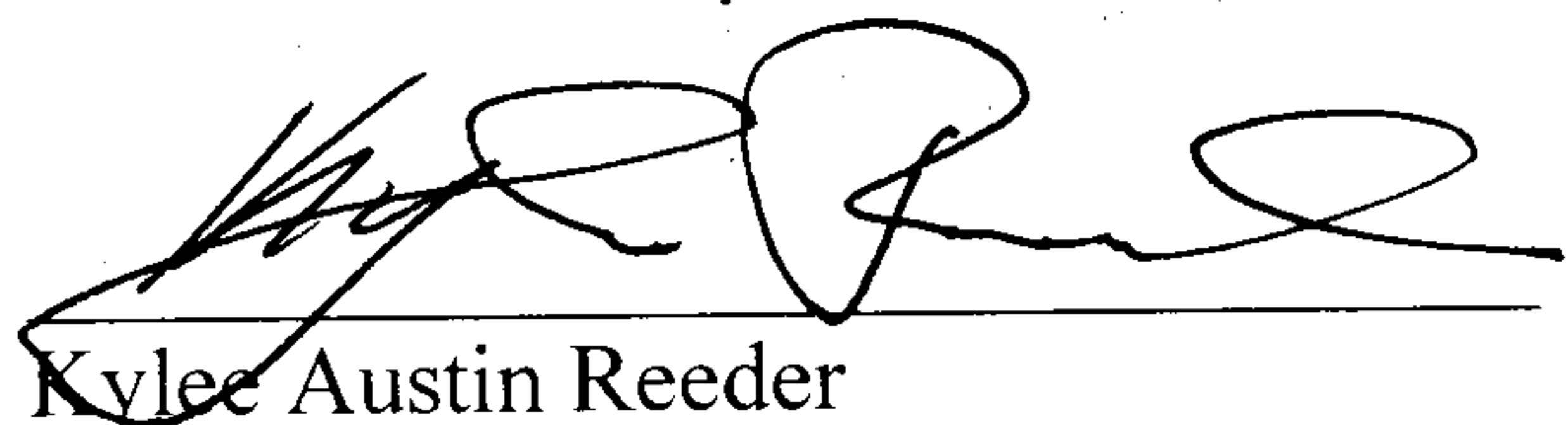
This description provided to draftsman and written by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, in fee simple, together with every contingent remainder and right of reversion.

The Grantors herein for ourselves and for our heirs and assigns, covenant with said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, the undersigned grantors, have hereunto set our hands and seals this the 25th day of July, 2025.


Sandra Reeder

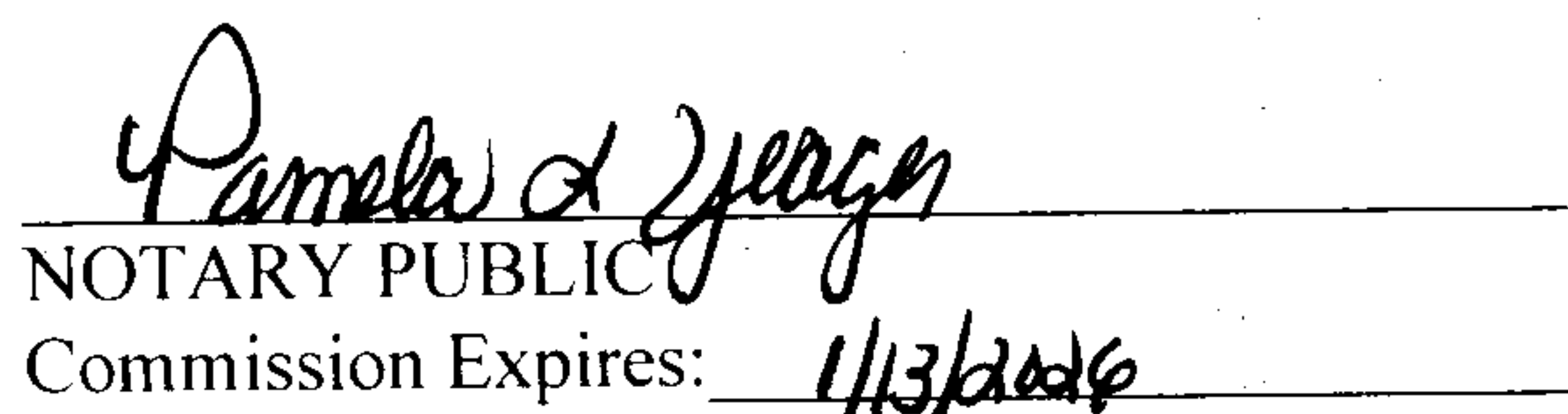

Kylee Austin Reeder


Zechariah Phillip David Reeder

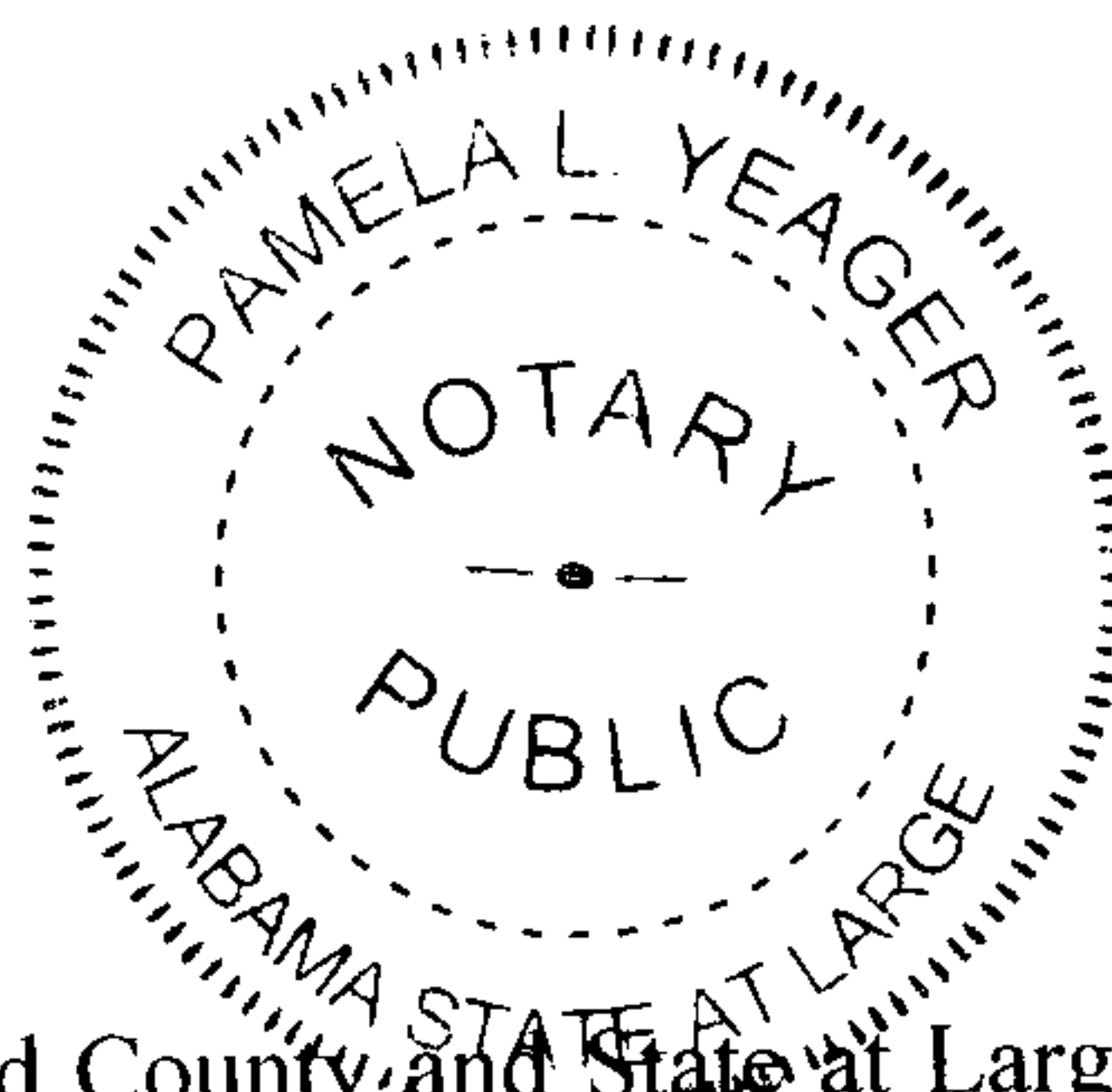
STATE OF ALABAMA
COUNTY OF BLOUNT

I, the undersigned Notary Public in and for said County and State at Large, do hereby certify that SANDRA REEDER, whose name is signed to the foregoing instrument and who is known to me and presented government issued photo identification, acknowledged before me on this day, that being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of July, 2025.

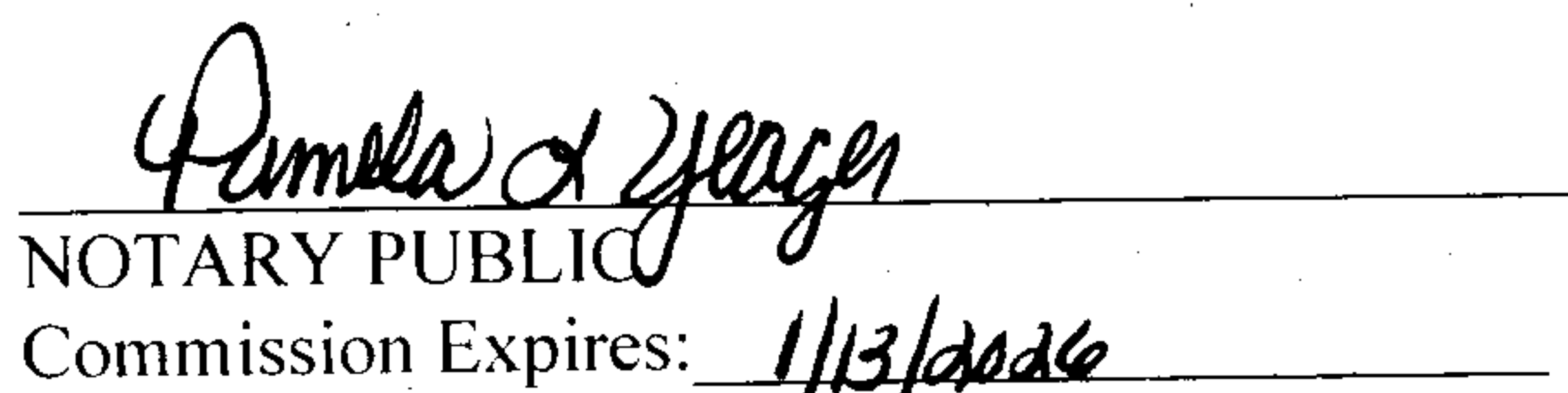

NOTARY PUBLIC
Commission Expires: 1/13/2026

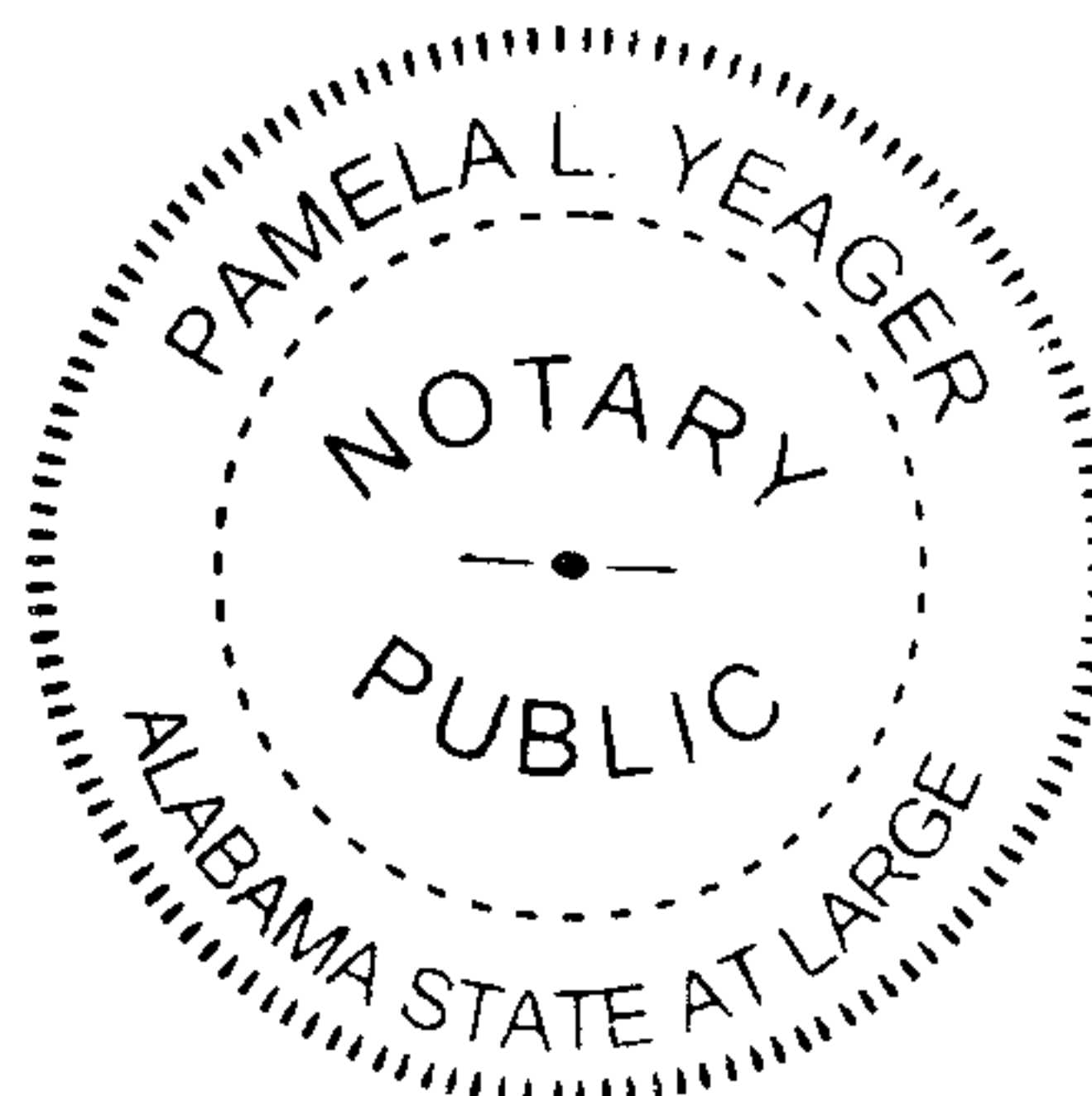
STATE OF ALABAMA
COUNTY OF BLOUNT



I, the undersigned Notary Public in and for said County and State at Large, do hereby certify that KYLEE AUSTIN REEDER, whose name is signed to the foregoing instrument and who is known to me and presented government issued photo identification, acknowledged before me on this day, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of July, 2025.


NOTARY PUBLIC
Commission Expires: 1/13/2026

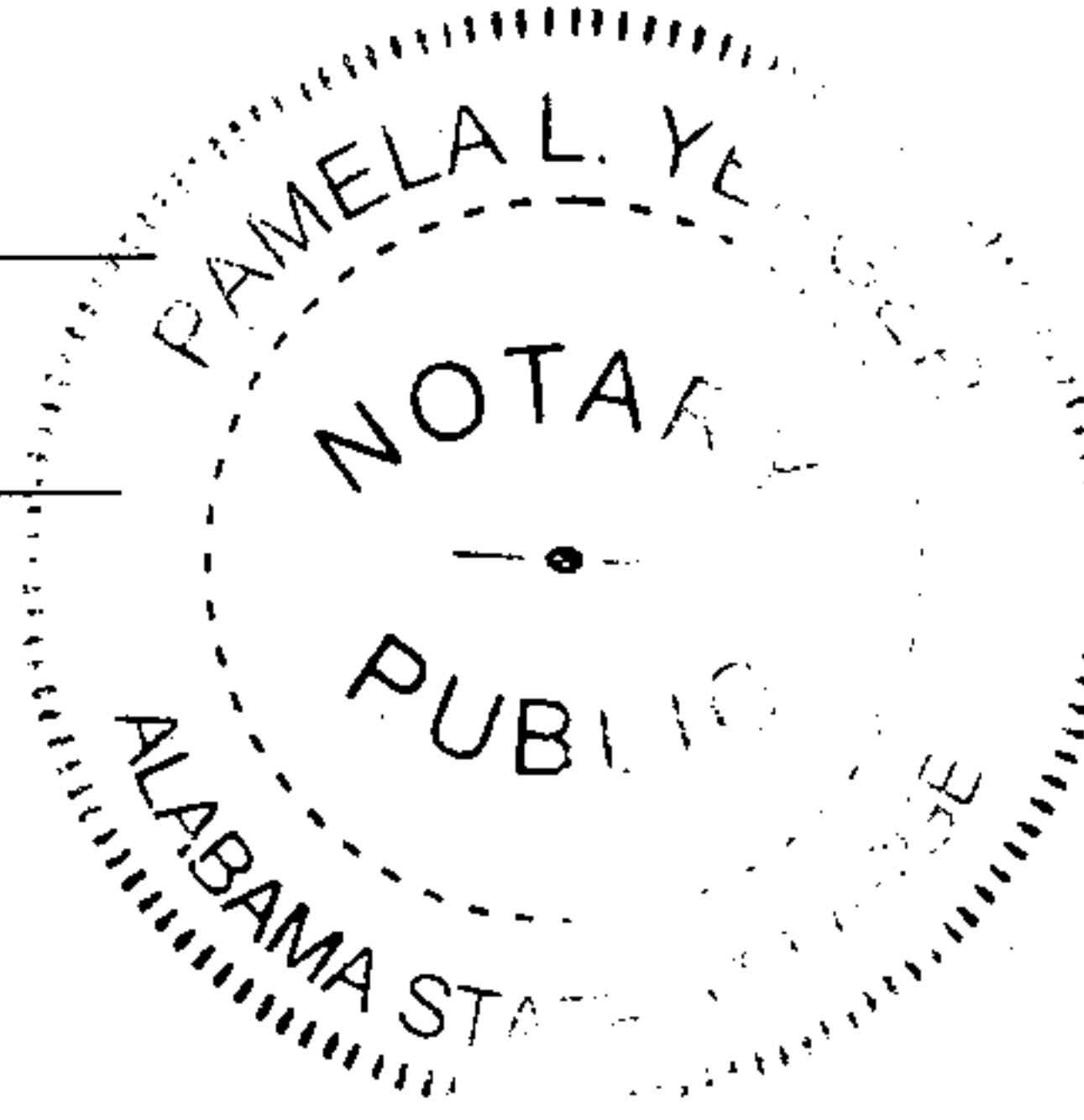


STATE OF ALABAMA
COUNTY OF BLOUNT

I, the undersigned Notary Public in and for said County and State at Large, do hereby certify that ZECHARIAH PHILIP DAVID REEDER, whose name is signed to the foregoing instrument and who is known to me and presented government issued photo identification, acknowledged before me on this day, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of July, 2025.

Pamela A. Yeager
NOTARY PUBLIC
Commission Expires: 1/13/2026



Send tax notice to:
Sandra Reeder
42340 Highway 25,
Vincent AL 35178

THIS INSTRUMENT PREPARED BY: STEVEN C. SMITH, Attorney at Law, SMITH & SMITH, LLP, P O Box 398, Cullman, AL 35056-0398, Phone: (256) 734-4721, Fax: (256) 734-4774, steve@smithandsmithllp.com for TBX TITLE, INC., A subsidiary of TRADITIONS BANK, 109 2nd Ave NW, Cullman, AL 35055; Contact Debra Butler - 256 735 2135

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).
The above signed Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

GRANTOR'S NAME: SANDRA REEDER,

Address: 42340 Highway 25, Vincent AL 35178

GRANTOR'S NAME: KYLEE AUSTIN REEDER,

Address: 280 Turner Road, Anniston AL 36201

GRANTOR'S NAME: ZECHARIAH PHILIP DAVID REEDER,

Address: 42340 Highway 25, Vincent AL 35178

GRANTEE'S NAME: SANDRA REEDER,

Address: 42340 Highway 25, Vincent AL 35178

Property Address: 42340 Highway 25, Vincent AL 35178

Date of Sale/Conveyance: _____

The actual value claimed on this form can be verified in the following document:
ONE HALF (1/2) OF TAX VALUE WHICH IS \$136,825.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2025 02:28:45 PM
\$169.00 JOANN
20250730000231920

Allen S. Bayl