

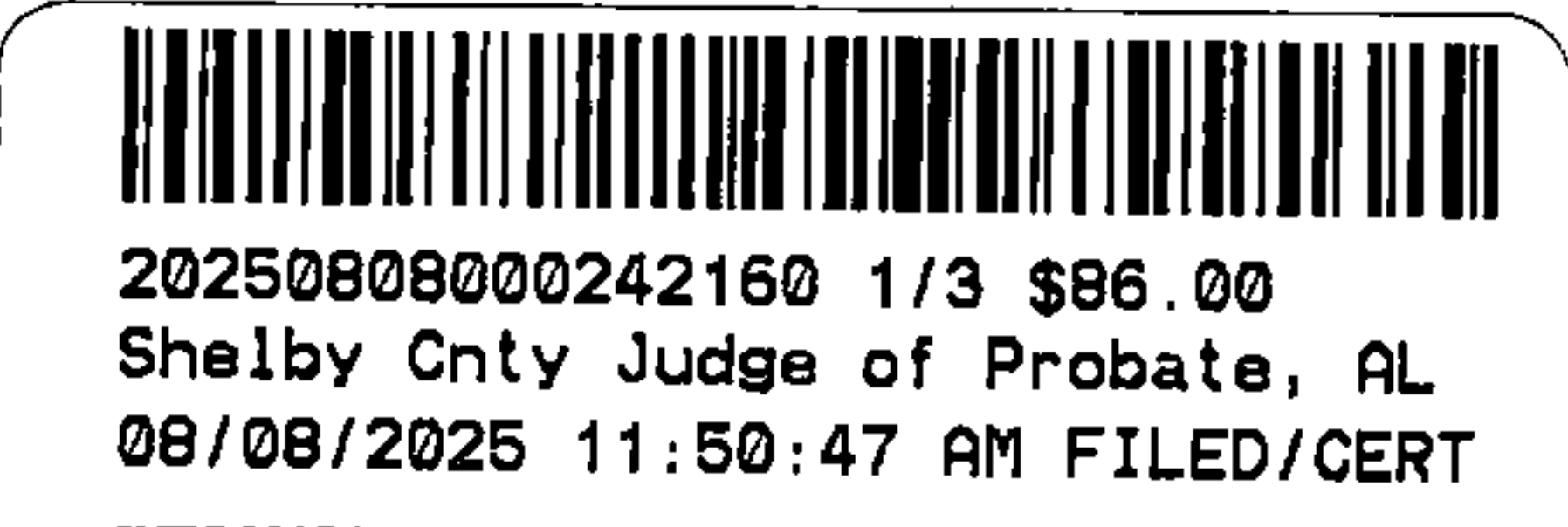
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kenneth Wayne Hollis
Gloria Jean Hollis

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY EIGHT THOUSAND AND NO/00 DOLLARS (\$58,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Vicky D. Reeves, a*** ***woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Kenneth Wayne Hollis and Gloria Jean Hollis, as joint tenants with right of survivorship*** (herein referred to as ***Grantees***), 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, 2025
- 2. Easements, restrictions, rights of way, and permits of record.

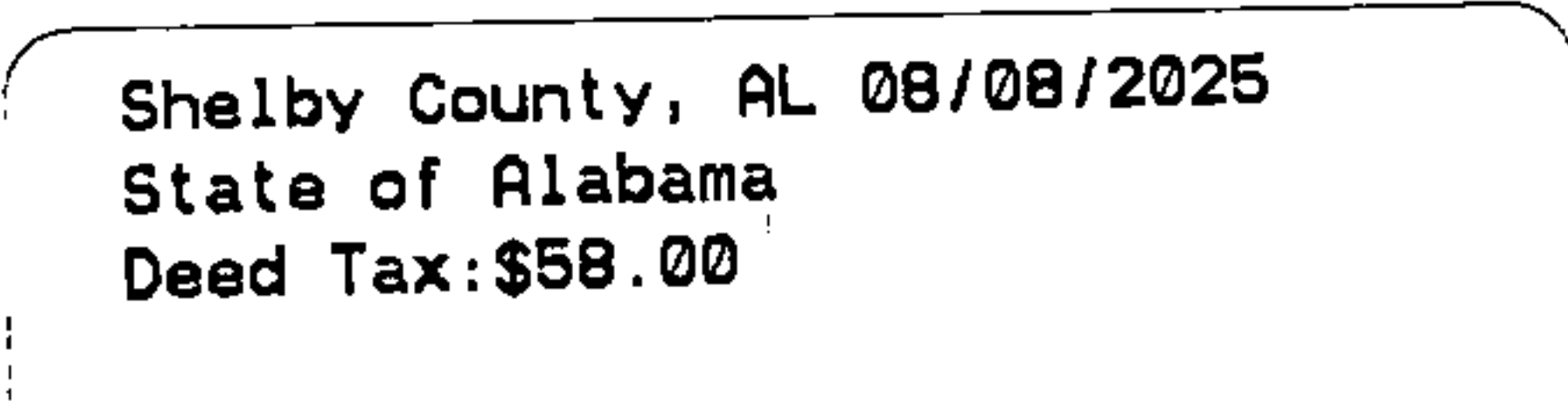
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple 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 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 7th day of August 2025.

Vicky D. Reeves
Vicky D. 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 ***Vicky D. 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 7th day of August 2025.

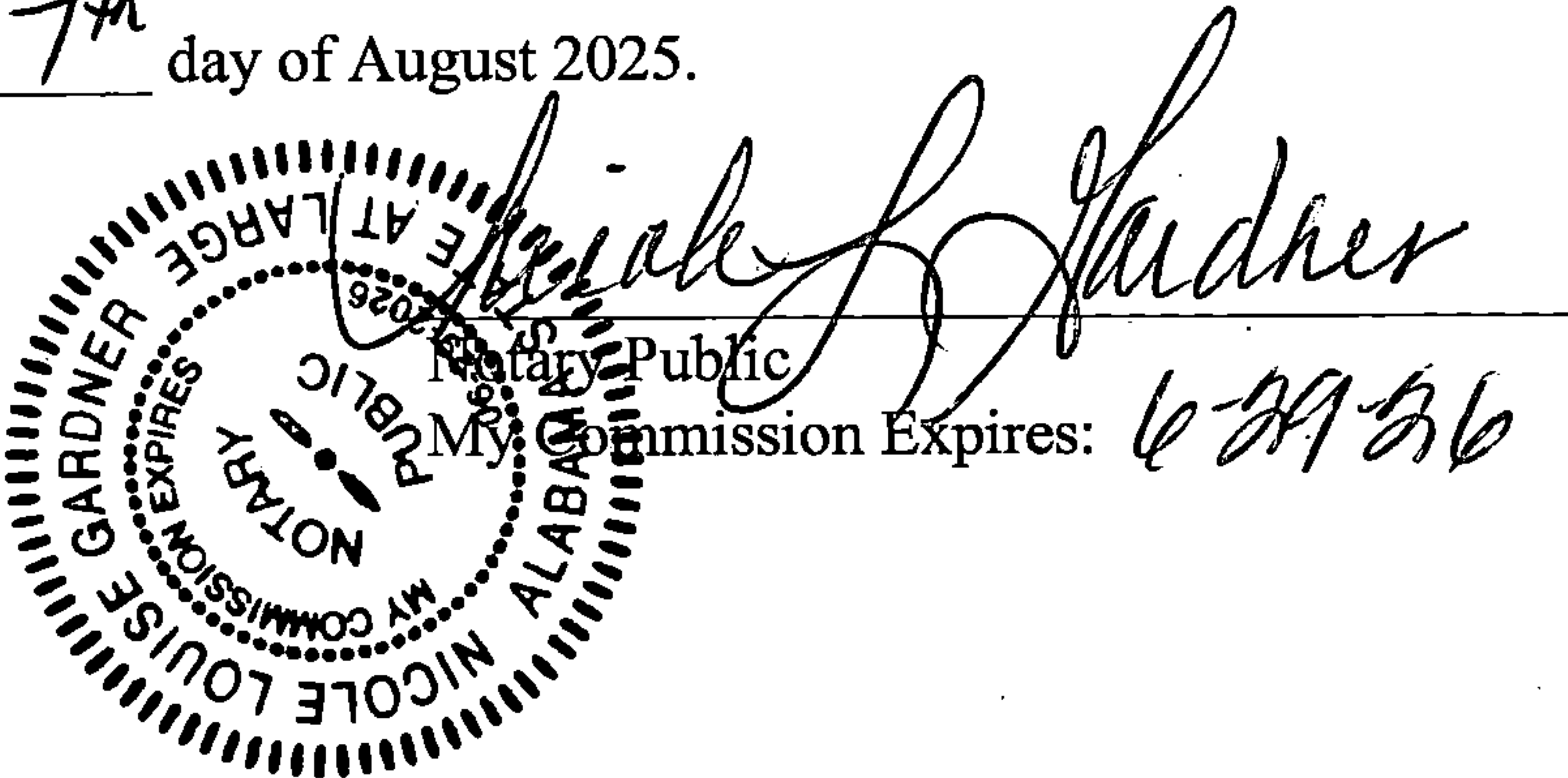


Exhibit "A"- Legal Description



20250808000242160 2/3 \$86.00
Shelby Cnty Judge of Probate, AL
08/08/2025 11:50:47 AM FILED/CERT

PARCEL 2

A parcel of land, lying in the West 1/2 of the Northwest 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1/2" rebar found purported to be the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 24; thence North 89 degrees 56 minutes 03 seconds East along the South line of said 1/4-1/4 section for a distance of 264.04 feet to a 1/2" iron pin found; thence continue along said South line, South 89 degrees 57 minutes 48 seconds West for a distance of 396.15 feet to a 1/2" iron pin found; thence leaving said South line, North 00 degrees 36 minutes 48 seconds West for a distance of 267.50 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 88 degrees 58 minutes 56 seconds East for a distance of 661.25 feet to a 5/8" capped rebar stamped "Clinkscals" set on the East line of said 1/4-1/4 section; thence South 00 degrees 58 minutes 47 seconds East along said East line for a distance of 70.45 feet to a 5/8" capped rebar set stamped "Clinkscals" and the POINT OF BEGINNING of the parcel herein described; thence South 00 degrees 58 minutes 47 seconds East continuing along said East line for a distance of 259.45 feet to a P.K. Nail found; thence leaving said East line, South 89 degrees 01 minutes 13 seconds West for a distance of 268.33 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 39 degrees 58 minutes 54 seconds East for a distance of 132.40 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 00 degrees 26 minutes 12 seconds West for a distance of 73.07 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 63 degrees 28 minutes 59 seconds East for a distance of 200.42 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Vicky D. Reemes
Mailing Address 104 Wood Forest Lane
Sterrett AL
35147

Grantee's Name Kenneth Wayne Hollis
Mailing Address 120 Forest Road
Sterrett AL
35147

Property Address 154 Forest Rd
Sterrett AL
35147

Date of Sale 8-7-2025
Total Purchase Price \$ 58,000.00

or
Actual Value \$ _____

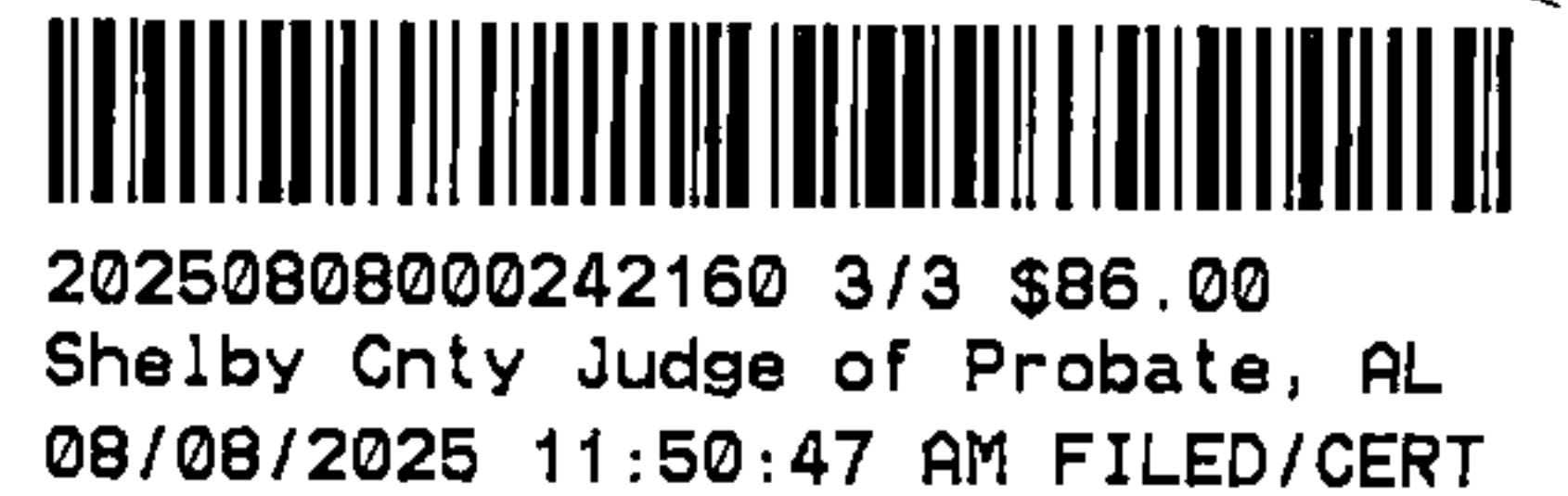
or
Assessor's Market Value \$ _____

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)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information 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 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 8-7-25

Print Vicky D. Reemes

☐ Unattested

Sign Vicky D. Reemes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one