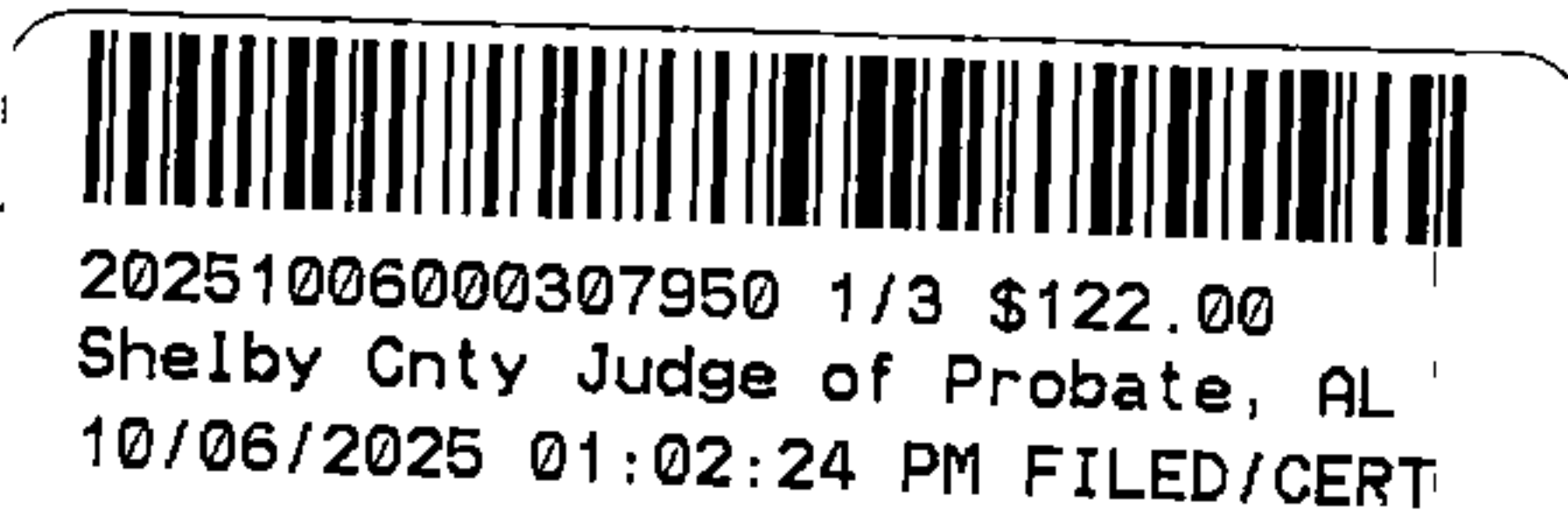


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

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



*Send Tax Notice to:*  
**Lauren Brown Reaves**  
**James Reaves**  
**1901 S. River Rd.**  
**Shelby, AL 35143**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **NINETY TWO THOUSAND NINE HUNDRED SIXTY FIVE AND NO/00 DOLLARS (\$92,965.00)**, 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, ***Lauren Brown Reaves and husband, James Reaves and Patricia Hughes a single women*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Lauren Brown Reaves and James Reaves, 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 LEGAL DESCRIPTION EXHIBIT A**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

**Lauren Brown and Lauren Brown Reaves are one and the same person.**

**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 3<sup>rd</sup> day of October 2025.

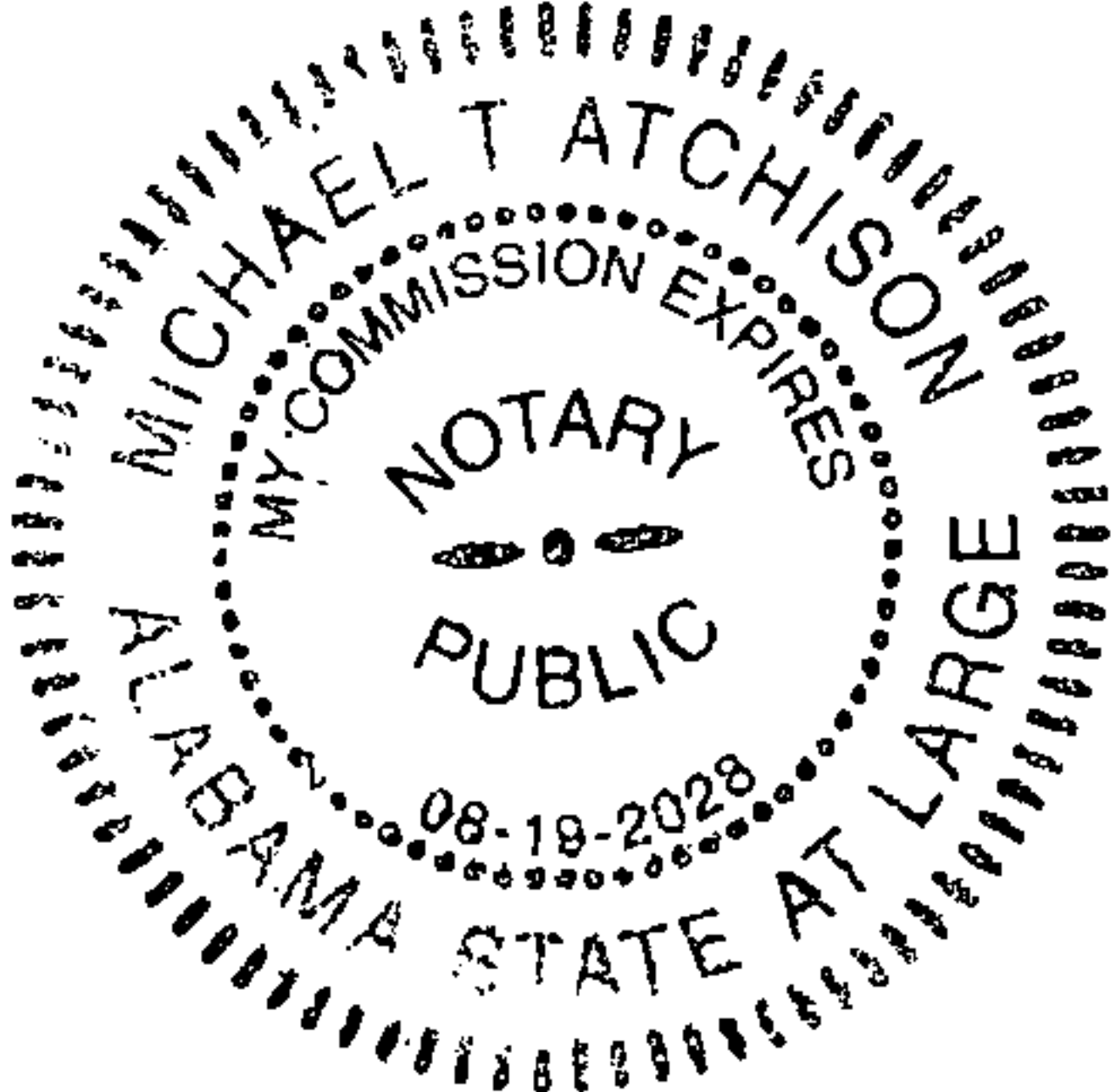
*Lauren Brown Reaves*  
**Lauren Brown Reaves** *James Reaves*  
**James Reaves**

*Patricia Hughes*  
**Patricia Hughes**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Lauren Brown Reaves, James Reaves and Patricia Hughes***, 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 October 2025.



*Michael T. Atchison*  
**Notary Public**  
**My Commission Expires:**



20251006000307950 2/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
10/06/2025 01:02:24 PM FILED/CERT

### Exhibit A

Commence at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama; thence proceed North  $00^{\circ}00'18''$  East along the East boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 55.96 feet (set  $\frac{1}{2}''$  rebar CA-0114-LS) being a point on the Northerly boundary of South River Road, said point also being the point of beginning. From this beginning point proceed South  $44^{\circ}25'58''$  West along the Northerly boundary of said road for a distance of 24.50 feet; thence proceed South  $64^{\circ}25'22''$  West along the Northerly boundary of said road for a distance of 27.68 feet; thence proceed South  $88^{\circ}01'26''$  West along the Northerly boundary of said road for a distance of 108.89 feet to a fence post in place; thence proceed North  $01^{\circ}20'25''$  West along a fence for a distance of 195.40 feet to a fence post; thence proceed North  $82^{\circ}11'44''$  East along a fence for a distance of 156.98 feet (set  $\frac{1}{2}''$  rebar CA-0114-LS) to a point on the East boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence proceed South  $00^{\circ}00'18''$  West along the East boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 183.46 feet to the point of beginning.

The above-described land is located in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama.

To be known as Lot 1, Clayton Subdivision, as recorded in Map Book 55, Page 46 in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name: Lauren Brown Reaves

Grantee's Name : Lauren Brown Reaves

James Reaves

James Reaves

Patricia Hughes



20251006000307950 3/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
10/06/2025 01:02:24 PM FILED/CERT

Mailing Address: 1901 S. River Rd.

Mailing Address: 1901 S. River Rd.

Shelby, AL 35143

Shelby, AL 35143

Property Address: 1901 S. River RD.

Date of Sale

10-3-25

Total Purchase Price

\$ \_\_\_\_\_

Or

Actual Value

\$ \_\_\_\_\_

Or

Assessor's Market Value

\$ 92,965.00 = 1/2 Tax 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

☐ Appraisal/Assessor's Value

☐ Sales Contract

☐ 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 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 10-3-25

Print Patricia Hughes

\_\_\_\_ Unattested \_\_\_\_\_

Sign Patricia Hughes