


(Name) Lee Reinhardt
9191 Main St. South
(Address) Wilsonville, Al 35186

This instrument was prepared by

(Name) Lee Reinhardt
9191 Main St. South
(Address) Wilsonville, Al 35186


20260409000105950 1/2 \$218.00
Shelby Cnty Judge of Probate, AL
04/09/2026 01:38:22 PM FILED/CERT

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LEE REINHARDT AND WIFE, OZELL REINHARDT
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROSE MARIE SANDERS AND MICHAEL LEE REINHARDT

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

LOTS 3 AND 4, ACCORDING TO THE REINHARDT FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 24, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

GRANTORS HEREIN, LEE REINHARDT AND WIFE, OZELL REINHARDT, RESERVE A LIFE ESTATE IN AND TO SAID PROPERTY.

Shelby County, AL 04/09/2026
State of Alabama
Deed Tax: \$193.00

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, 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 persons.

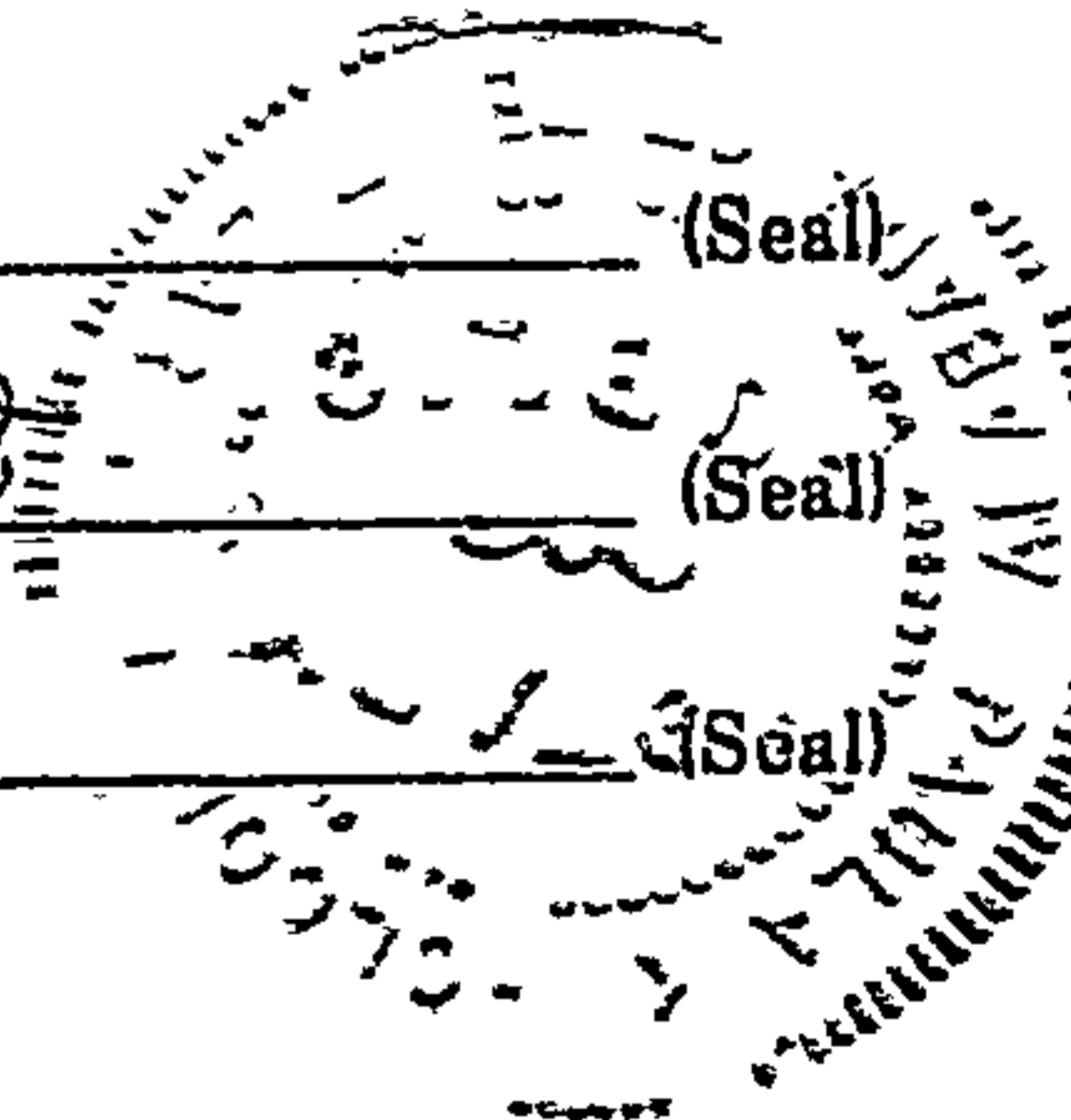
IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 4th day of October, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Lee Reinhardt (Seal)
Ozell Reinhardt (Seal)


STATE OF ALABAMA }
SHELBY COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that LEE REINHARDT AND WIFE, OZELL REINHARDT whose names ARE signed to the foregoing conveyance, and who ARE 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 4th day of October, A. D., 19 99
Paula K. Holcombe
Notary Public.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Lee & Ozell Reinhardt
Mailing Address 9101 So. Main St
Wilsonville AL 35186

Grantee's Name Rose Marie Sanders
Mailing Address Michael Reinhardt
9131 South Main St
Wilsonville AL 35186

Property Address 9101 South Main St
Wilsonville AL 35186

Date of Sale 1999
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 180,290
12,420

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 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 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 4-9-26

Print Rose Marie Reinhardt
Sign Rose Marie Reinhardt
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)