

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
WANDA L. NICHOLAS and husband, MICHAEL J. NICHOLAS
679 HIGHWAY 403
SHELBY, ALABAMA 35143

P.O. Box 319
Shelby, AL 35143

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JAMES D. JOHNSON and wife, KARON E. JOHNSON, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto WANDA L. NICHOLAS and husband, MICHAEL J. NICHOLAS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land situated in the Southeast quarter of the Northeast quarter of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 24 North, Range 15 East; thence run North along the West line thereof, a distance of 419.1 feet, thence turn right 42 degrees 54 minutes for a distance of 182.68 feet to the Point of Beginning; thence continue along last described course, for a distance of 286.84 feet to a point on the 397 foot contour line; thence northwesterly along said 397 foot contour line for a distance of 285 feet more or less; thence Southerly, a distance of 80.07 feet; thence turn right 23 degrees 36 minutes 30 seconds, for a distance of 33.00 feet; thence turn right 22 degrees 36 minutes for a distance of 26.9 feet; thence turn right 21 degrees 49 minutes for a distance of 20.0 feet; thence turn left 90 degrees 00 minutes for a distance of 195.0 feet to the Point of Beginning. Said parcel being a part of Block 2 of Glasscock's Spring Creek Subdivision, as recorded in Map Book 4, page 23, in the Probate Office of Shelby County, Alabama.

Also:

A 20 foot access easement over and across said parcel being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 24 North, Range 15 East; thence run North along the West line thereof, a distance of 419.1 feet, thence turn right 42 degrees 54 minutes for a distance of 182.68 feet to the Point of Beginning; thence continue along last described course, for a distance of 21.72 feet; thence turn left 66 degrees 59 minutes 57 seconds, for a distance of 186.77 feet; thence turn left 89 degrees 56 minutes 15 seconds for a distance of 20.0 feet; thence turn left 90 degrees 00 minutes for a distance of 195.0 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.

This conveyance expressly includes one 1997 So Life Double-wide Mobile Home bearing Serial Nos. DSL2AL28291A and DSL2AL28291B which is affixed to the hereinabove described property being conveyed herein.

SUBJECT TO:

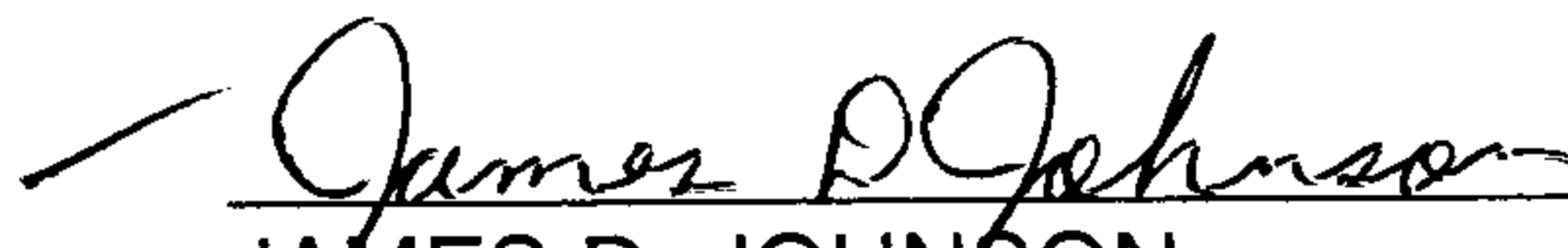
1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.

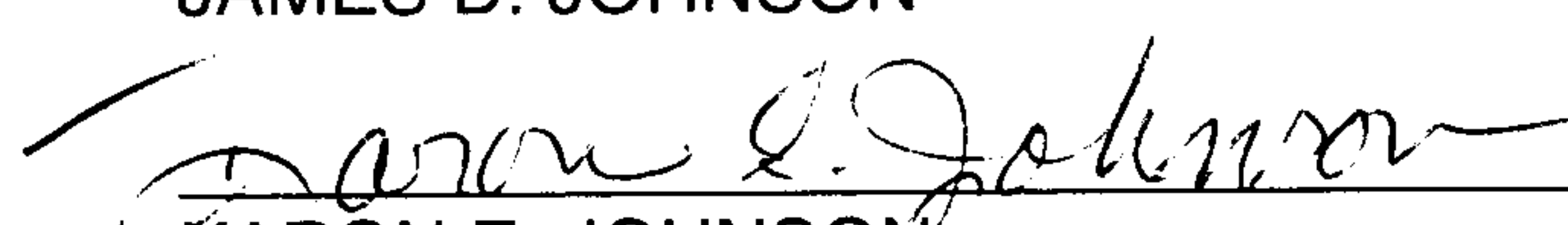
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 4, Page 23, Book 010, Page 531 (Boat Alley) and Book 291, Page 330 in the Probate Office.
3. Rights of others in and to the use of easement for ingress and egress as set out hereinabove.
4. Flood rights granted to Alabama Power Company.
5. Riparian and other rights created by the fact that the land fronts on Lay Lake.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13TH day of DECEMBER, 2012.


JAMES D. JOHNSON

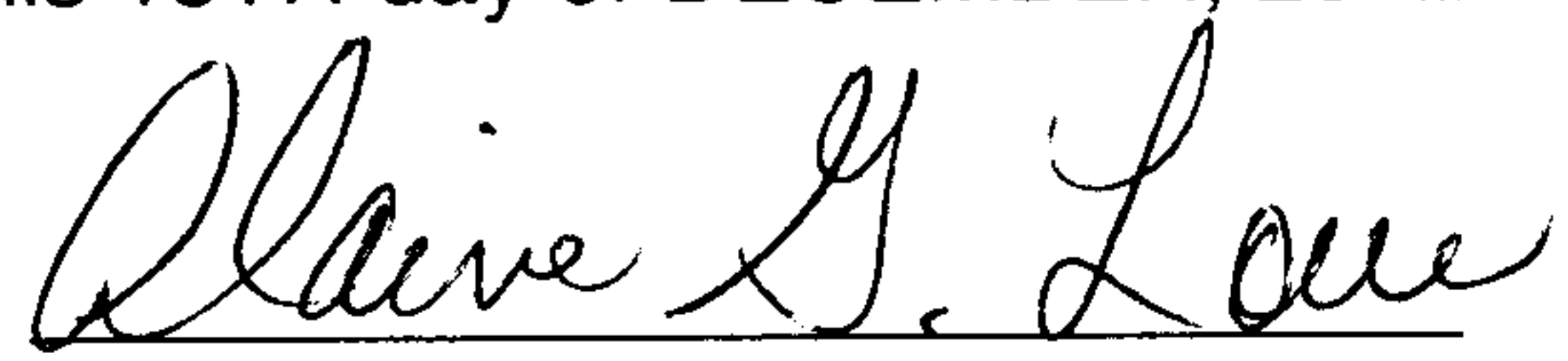

KARON E. JOHNSON


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JAMES D. JOHNSON and wife, KARON E. JOHNSON, 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 13TH day of DECEMBER, 2012.


NOTARY PUBLIC
My Commission Expires: 10/31/2015


20121218000483160 2/3 \$223.00
Shelby Cnty Judge of Probate, AL
12/18/2012 11:01:46 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James D. Johnson
AND Karon E. Johnson
Mailing Address 130 Mission Circle
Albaster, AL 35007

Grantee's Name Wanda L. Nicholas
And Michael J. Nicholas
Mailing Address 679 Hwy 403
Shelby, AL 35143
P.O. Box 379, Shelby, AL
35143

Property Address 674 Hwy 403
Shelby, AL 35143

Date of Sale 12/13/2012
Total Purchase Price \$ 205,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 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 12/13/2012

Print Wanda L. Nicholas / Michael J. Nicholas

Unattested

Alaine J. Lowe
(verifier by)

Sign

Wanda L. Nicholas / Michael J. Nicholas
(Grantor/Grantee/Owner/Agent) circle one