

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Eric K. Nix
1035 Highland Park Pl.
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Helen Ewing Gafford Stewart, a married woman, Trae Gafford, an unmarried man, and Helen Ewing Gafford Stewart, as Personal Representative of The Estate of Cleaster Ewing, deceased, Probate Case No. 2015-000466, in the Probate Court of Shelby County, Alabama.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Eric K. Nix and Kathryn Farrell Nix

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein

The property described above is not the homestead of any grantor nor their respective spouses.

Subject to: (1) 2015 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

31 day of July, 2015.

Trae Gafford (Seal)
Trae Gafford

STATE OF Louisiana
Caddo COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Trae Gafford** 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 31 day of July, 2015.

Rebecca Armend Edwards
Bar No. 23626 Notary Public 52031

My Commission Expires: N/A



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

31 day of July, 2015.

The Estate of Cleaster Ewing, deceased

Helen Ewing Gafford Stewart (Seal)
Helen Ewing Gafford Stewart

Helen Ewing Gafford Stewart (Seal)
BY: Helen Ewing Gafford Stewart
ITS: Personal Representative

STATE OF Louisiana
Caddo COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Helen Ewing Gafford Stewart, both individually and as Personal Representative of The Estate of Cleaster Ewing, deceased** 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 and with full authority as such **Personal Representative** he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 2015.

Rebecca Arnold Edwards
Bar No. 23626 Notary Public 52031

My Commission Expires: N/A



EXHIBIT A
Legal Description

Lot 2009, according to the Survey of Highland Lakes, 20th Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, page 133, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 20th Sector, recorded as Instrument 20020716000332750 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

20150805000270170 08/05/2015 03:17:38 PM DEEDS 5/5
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **The Estate of Cleaster Ewing, deceased**

Mailing Address: **1035 Highland Park Pl.
Birmingham, Alabama, 35242**

Date of Sale: **August** ____, 2015

Total Purchase Price: **\$335,000**

Property Address: **1035 Highland Park Pl.
Birmingham, Alabama, 35242**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Eric K. Nix**

Grantee Name: **Kathryn F. Nix**

Mailing Address: **1035 Highland Park Pl.
Birmingham, Alabama, 35242**

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 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 Section 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 Section 40-22-1 (h).

Date: _____

Print: Eric K. Nix

Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/05/2015 03:17:38 PM
\$361.00 CHERRY
20150805000270170

[Signature]