


Send tax notice to:
Kenneth A. Nicholson & Mary Margaret Nicholson
5170 South Shades Crest Road
Bessemer, AL 35022

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20151207000416450 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
12/07/2015 11:27:49 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and 00/100 Dollars (\$6,000.00) in hand paid to the undersigned **Leslie H. Carter, an unmarried man** (hereinafter referred to as "Grantor"), by **Kenneth A. Nicholson and Mary Margaret Nicholson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PART OF THE NW ¼ OF THE SE ¼ OF SECTION 28, TOWNSHIP 20S, RANGE 4W, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID ¼ ¼ OF SAID SECTION 28 AND RUN 90°00'00"E ALONG THE NORTH LINE OF SAID ¼ ¼ FOR 113.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 1121.37 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF SOUTH SHADES CREST ROAD; THENCE RUN S54°20'47"W, ALONG SAID RIGHT OF WAY LINE FOR 51.47 FEET TO THE NE CORNER OF LOT 4-A OF A RESURVEY OF CARTER'S ADDITION TO SOUTH SHADES CREST AS RECORDED IN MAP BOOK 24, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN S90°00'00"W ALONG THE NORTH LINE OF SAID LOT 4-A FOR 535.32 FEET TO THE NW CORNER THEREOF; THENCE RUN S29°44'42"W ALONG THE NORTHWEST LINE OF LOTS 4-A AND 3-A OF SAID RESURVEY AND THE NW LINE OF LOT 2 OF CARTER'S ADDITION TO SOUTH SHADES CREST, AS RECORDED IN MAP BOOK 19, PAGE 148 OF SAID PROBATE OFFICE FOR 287.94 FEET TO THE NW CORNER OF SAID LOT 2; THENCE RUN N55°05'59"W FOR 489.39 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Leslie H. Carter is the surviving Grantee of that certain deed recorded in Instrument No 1995-04839.


Shelby County, AL 12/07/2015
State of Alabama
Deed Tax: \$6.00

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, 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, Grantor Leslie H. Carter has hereunto set their signature and seal on December 1, 2015.


Leslie H. Carter


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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie H. Carter, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 2015.

(NOTARIAL SEAL)




Notary Public

Print Name: DAVID W. LEWIS
Commission Expires:

3/25/17

Real Estate Sales Validation Form

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

Grantor's Name LESLIE CARTER
Mailing Address 15 PLEASANT PLACE
BESSEMER, AL 35022

Grantee's Name KENNETH A. NICHOLSON AND
MARY MARGARET NICHOLSON
Mailing Address 5170 SOUTH SHADES CREST RD
BESSEMER AL 35022

Property Address METES AND BOUNDS
NO ADDRESS - ACREAGE
SEE LEGAL

Date of Sale 12-1-15
Total Purchase Price \$ 6,000

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 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 12/1/15

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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