


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20170829000313770 1/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
08/29/2017 08:22:34 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Thousand and no/100's Dollars (\$60,000.00)** and other good and valuable consideration to the undersigned,

**Dearing Farms - Helena, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Thomas E. Nelson and Cris A. Nelson**

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

**Lot 8, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- **Taxes for the year 2017 and subsequent years.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- **Right of way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933.**
- **Easement to Alabama Power Company recorded in Inst. No. 2016-35016.**
- **Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2017-29561.**

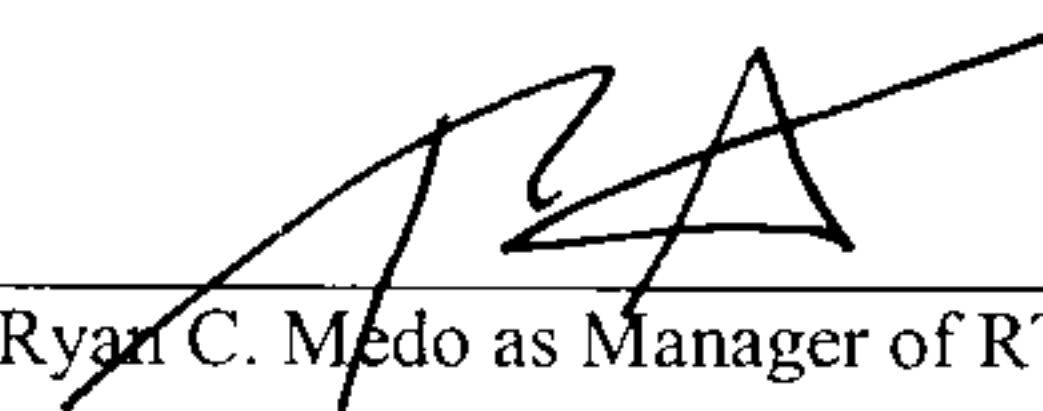
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 the said grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Ryan C. Medo as Manager of RTO I, LLC, a member of Dearing Farms Helena, LLC has set his signature and seal this the 24th day of August, 2017.

ATTEST:

Dearing Farms - Helena , LLC

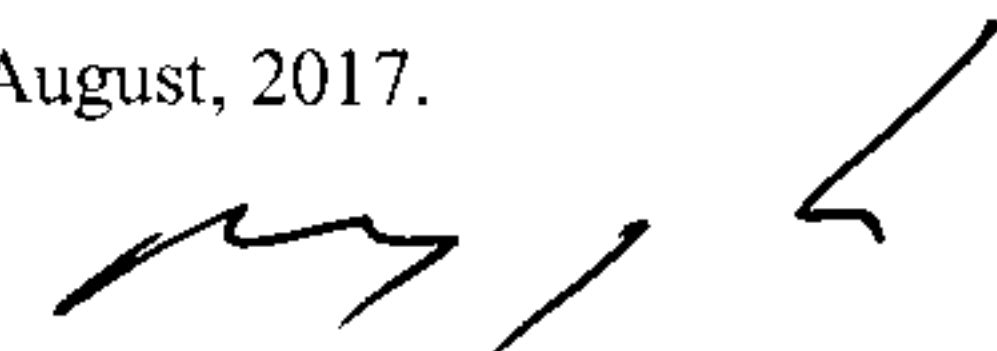
  
\_\_\_\_\_  
Ryan C. Medo as Manager of RTO I, LLC - Manager

STATE OF ALABAMA  
SHELBY COUNTY

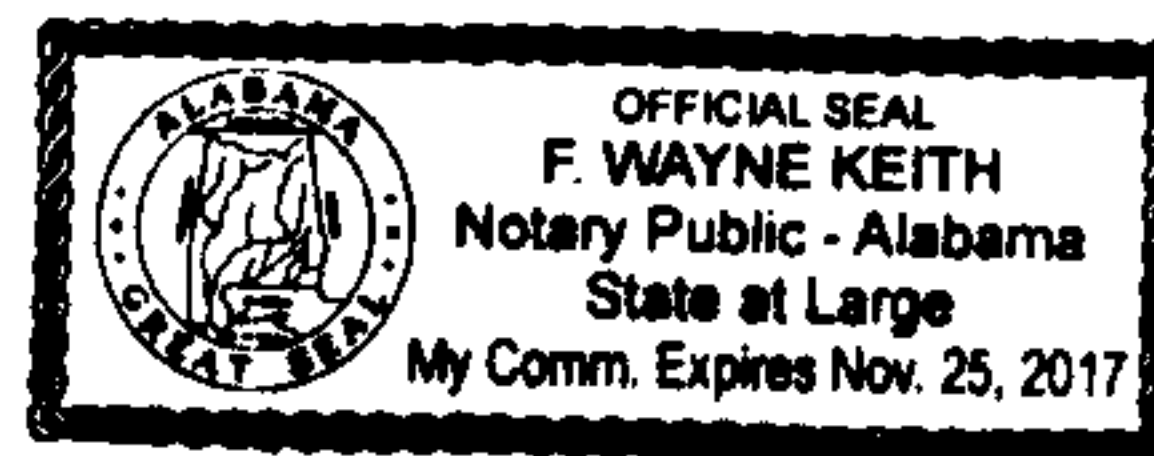
  
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ryan C. Medo, whose name as Manager of RTO I, LLC, which is the Manager of Dearing Farms - Helena , LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Manager of RTO I, LLC, which is the Manager of Dearing Farms - Helena , LLC executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this the 24th day of August, 2017.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Thomas E. Nelson  
Cris A. Nelson  
1622 Keeneland Drive  
Helena, Alabama 35080




**Real Estate Sales Validation Form**

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

Grantors' Name: Dearing Farms-Helena, LLC

Mailing Address : 9 Office Park Circle #215  
Birmingham, AL 35223

Grantee's Name: Thomas E Nelson  
Cris A Nelson

  
20170829000313770 3/3 \$81.00  
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Mailing Address: 1622 Keeneland Drive  
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: August 24, 2017

Total Purchase Price \$60,000.00

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
x	Sales Contract	Other
x	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.

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: August 24, 2017

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

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