

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Spartan Invest, LLC
2015 3rd Ave North
Birmingham, 35203

20190910000332940
09/10/2019 03:23:40 PM
DEEDS 1/4

STATE OF ALABAMA)
 GENERAL WARRANTY DEED
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY FOUR THOUSAND and NO/100 (\$64,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **David Oneil Nichols, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Spartan Invest, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property is also known as 807 Mooney Road, Columbiana, AL 35051.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

20190910000332940 09/10/2019 03:23:40 PM DEEDS 2/4

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 6th day of September, 2019.



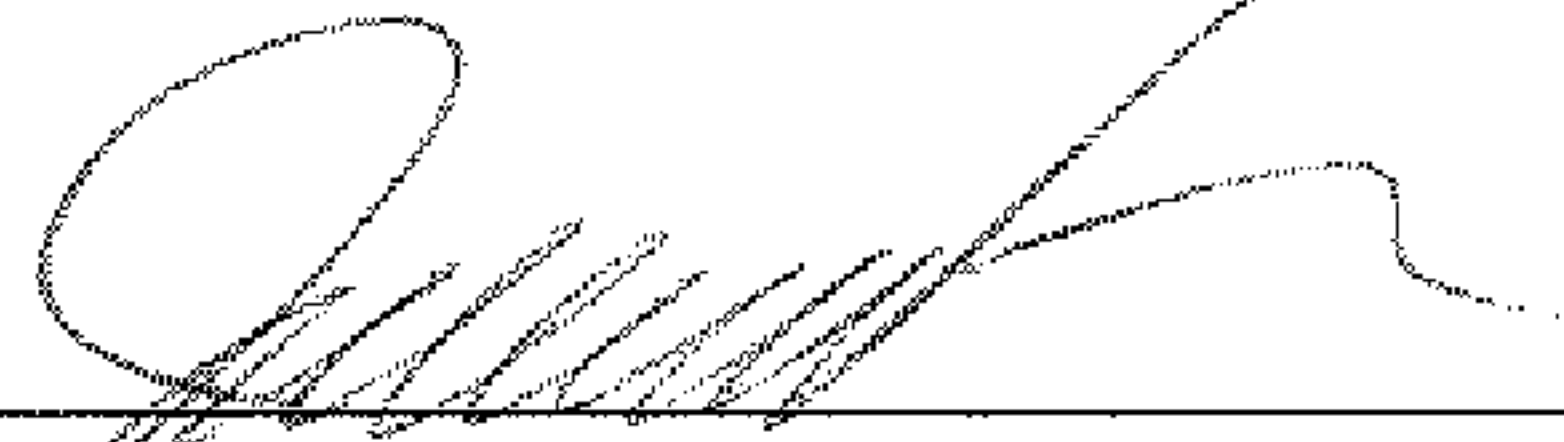
David Oneil Nichols

STATE OF ALABAMA)

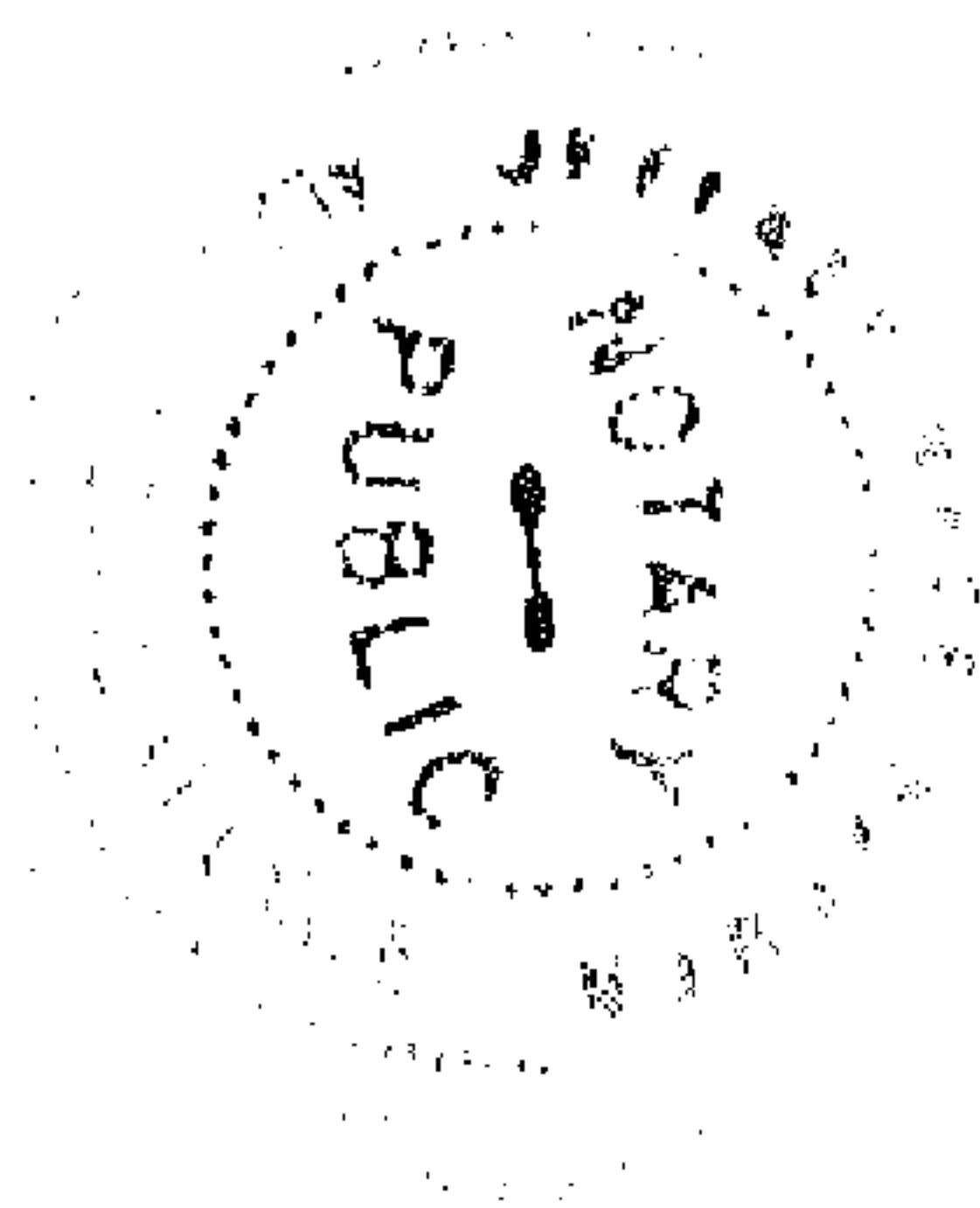
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David Oneil Nichols**, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of September, 2019.



Jeff W. Parmer
NOTARY PUBLIC
My Commission Expires: 09/13/2020



20190910000332940 09/10/2019 03:23:40 PM DEEDS 3/4
EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 25 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right of way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning. Being situated in Shelby County, Alabama.

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

Grantor's Name David Oneil Nichols
Mailing Address 3215 Pineywoods Road
Vincent, AL 35178

Grantee's Name Spartan Invest, LLC
Mailing Address 2015 3rd Avenue North
Birmingham, AL 35203

Property Address 807 Mooney Road
Columbiana, AL 35051

Date of Sale 09/06/2019
Total Purchase Price \$ 64,000.00
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 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 9/10/19

Print Jeff W. Parmer

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/10/2019 03:23:40 PM
\$95.00 CHARITY
20190910000332940

Allen S. Bayl