

**STATUTORY WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

**20200803000328180**  
**08/03/2020 03:55:02 PM**  
**DEEDS 1/2**

Send tax notice to:  
Rodney Nelson and  
Cynthia Kirby  
2948 Brook Highland Drive  
Birmingham, AL 35242

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Seventeen Thousand Four Hundred Sixty-Five and 00/100 Dollars (\$117,465.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **CLAYTON 47 INVESTMENTS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **RODNEY NELSON and CYNTHIA KIRBY**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 3, according to the Survey of Final Plat White Oak Manor Subdivision, as recorded in Map Book 47, Page 47, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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 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.

In Witness Whereof, the said Grantor, by **Delton L. Clayton**, its **Manager/Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 29th day of July, 2020.

**CLAYTON 47 INVESTMENTS, LLC**

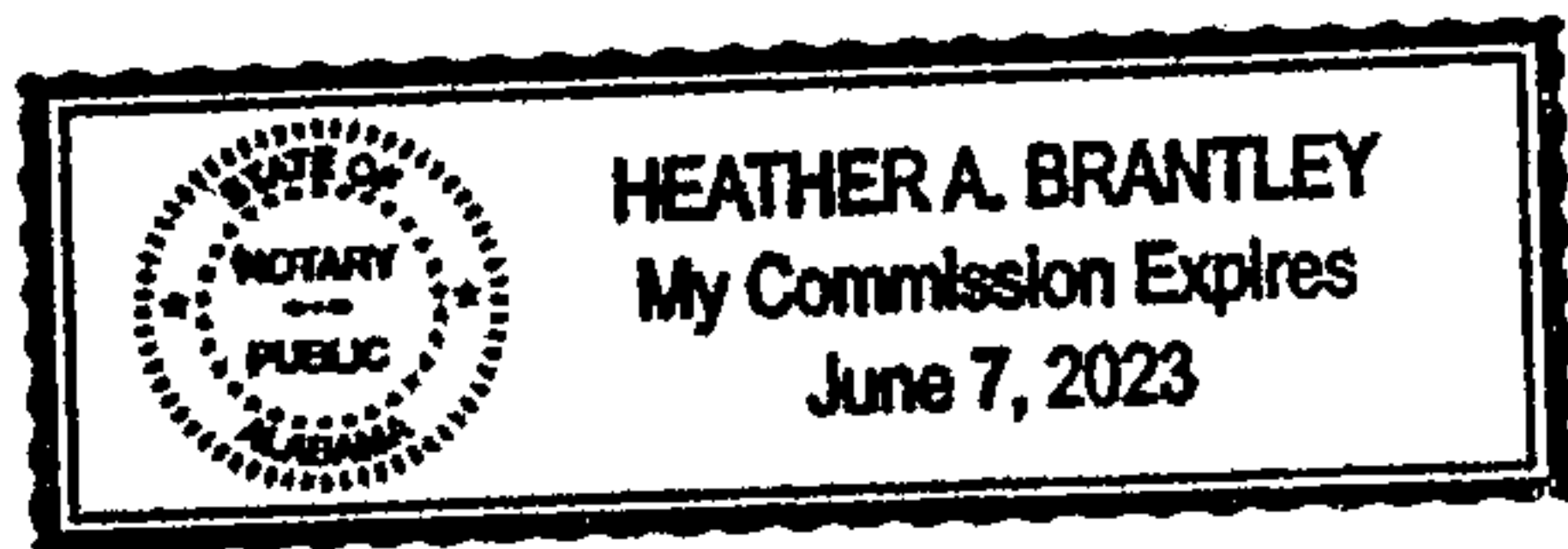
  
\_\_\_\_\_  
BY: **Delton L. Clayton**  
ITS: **Manager/Member**

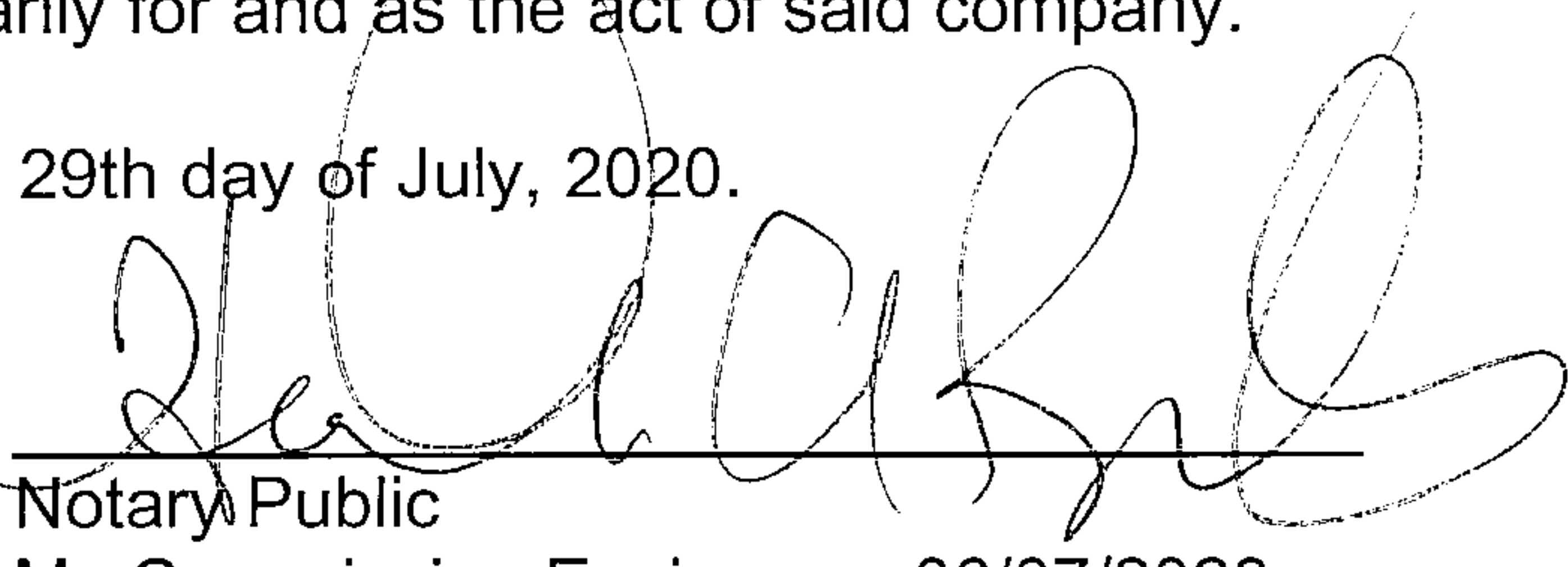
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Delton L. Clayton**, whose name as **Manager/Member** of **Clayton 47 Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 29th day of July, 2020.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06/07/2023



Real Estate Sales Validation Form

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

Grantor's Name	Clayton 47 Investments, LLC	Grantee's Name	RODNEY NELSON
Mailing Address	P.O. Box 602 Helena, AL 35080	Mailing Address	CYNTHIA KIRBY 2948 Brook Highland Dr Birmingham, AL 35242
Property Address	Lot 3 White Oak Manor Chelsea, AL 35043	Date of Sale	July 29, 2020
		Total Purchase Price \$	117,465.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 \_\_\_\_\_ Print **B. CHRISTOPHER BATTLES**

\_\_\_\_\_  
Unattested (verified by) \_\_\_\_\_ Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
08/03/2020 03:55:02 PM  
\$142.50 CHERRY  
20200803000328180

Allen S. Bayl

Form RT-1