

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-27956

Send Tax Notice To: Melissa Ellyn Enslin

300 County Road 338 Apt 4B
Chelsea, AL 35043

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **George A. Nix Jr., a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Melissa Ellyn Enslin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

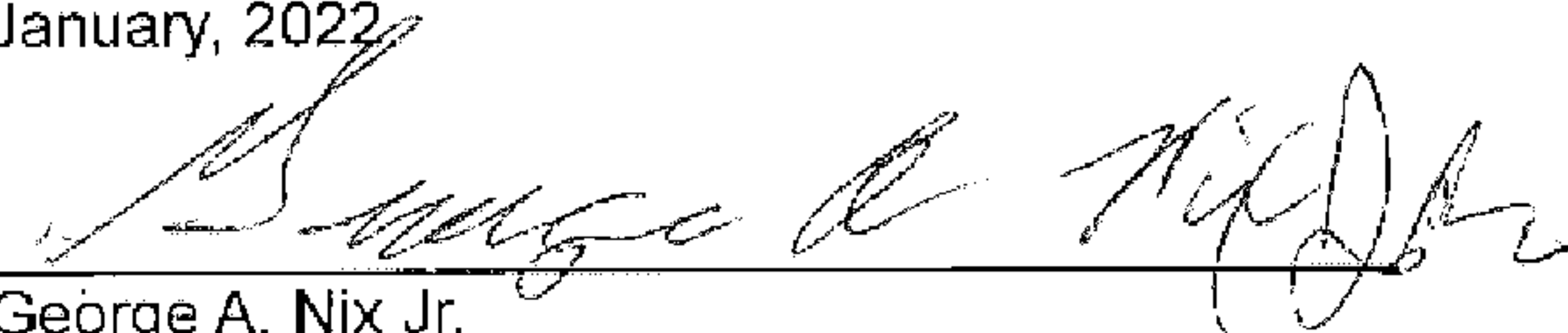
Property constitutes no part of the homestead of the Grantor herein or his spouse if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of January, 2022.

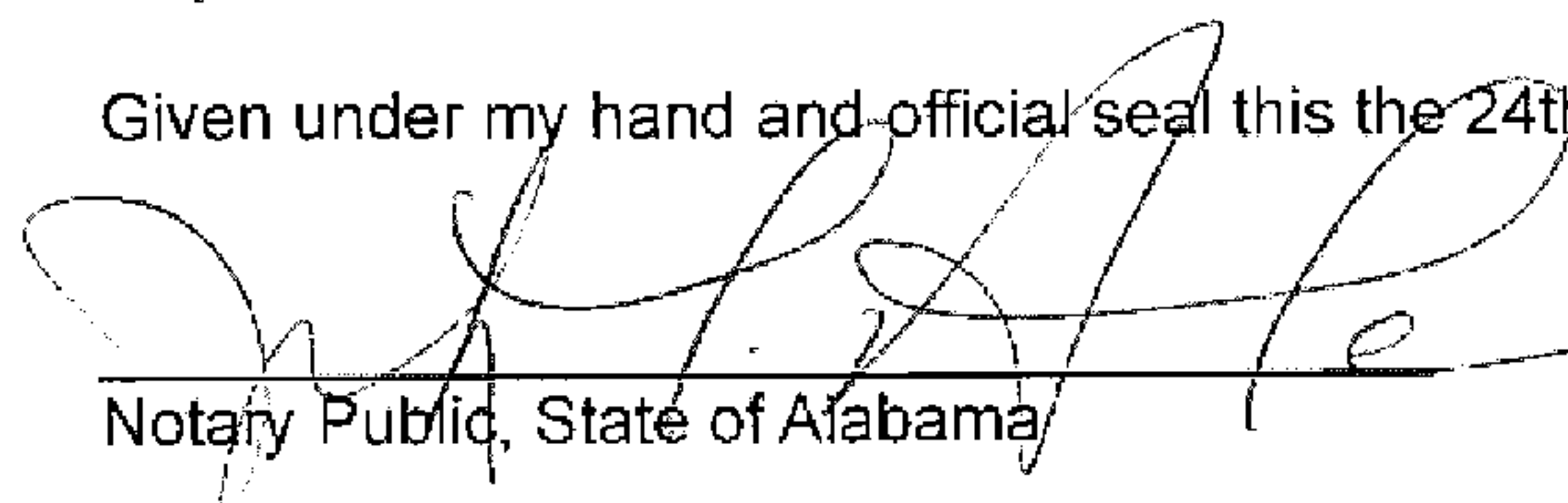

George A. Nix Jr.

State of Alabama

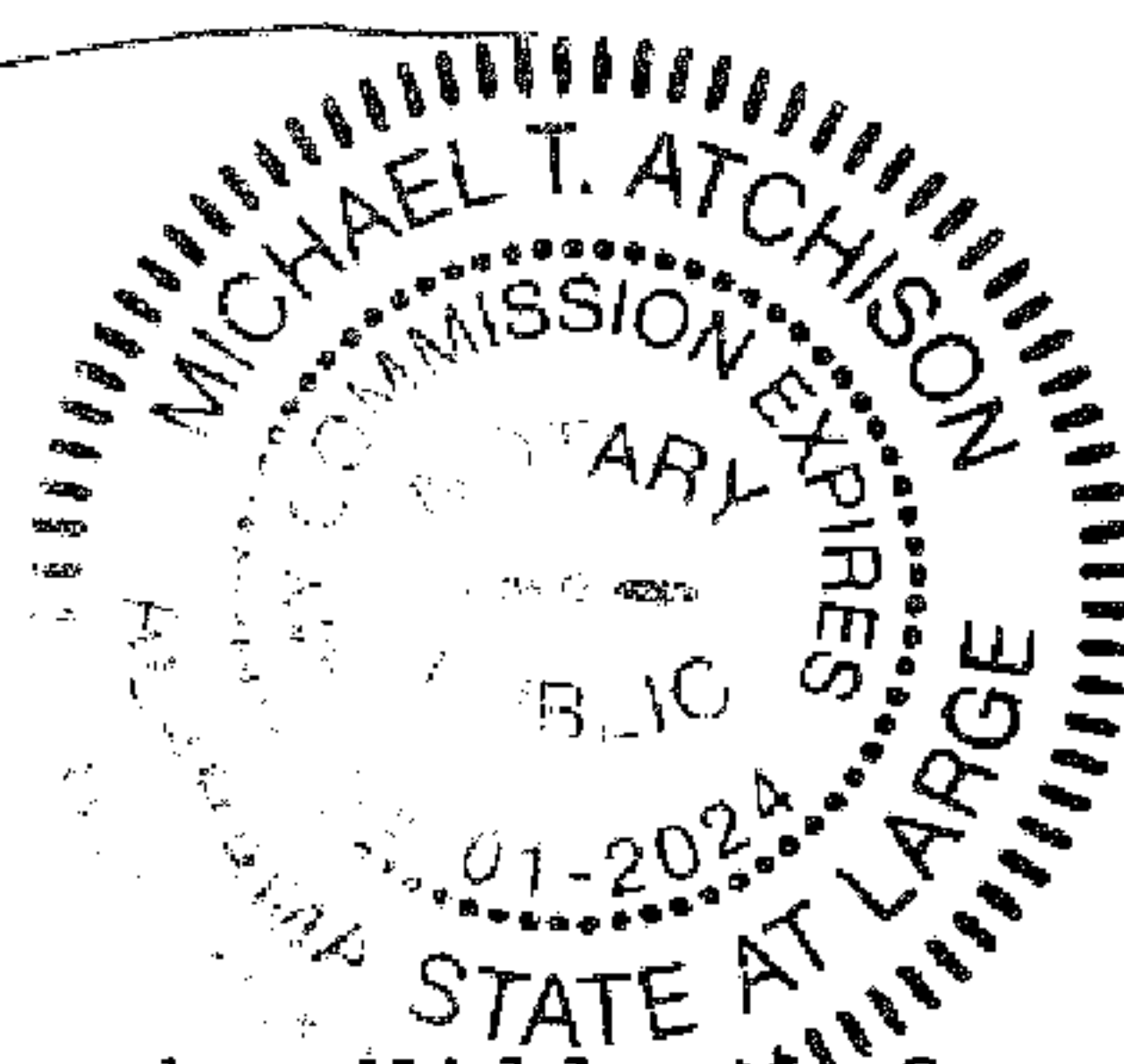
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that George A. Nix Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24



Grantor herein is devisee under the Will of George A. Nix, Sr. Probate Case #PR-2008-000640, Shelby County, Alabama. George A. Nix Sr was the owner of above described property in Real Book 73- Page 675.

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the SE 1/4 of SW 1/4 of Section 24, Township 21 Range 1 West and part of the NE 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, described as follows: Begin at the SE corner of SE 1/4 of SW 1/4 of Section 24, Township 21, Range 1 West and run South 89 degrees 59 minutes West 690.23 feet to point of beginning; thence run South 51 degrees 23 minutes West between lot herein described and Akers lot, a distance of 247.15 feet; thence run North 29 degrees 44 minutes West 141 feet; thence North 64 degrees 13 minutes East 256.86 feet; thence run South 21 degrees 41 minutes East 86 feet to point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	<u>George A. Nix, Jr.</u>	Grantee's Name	<u>Melissa Ellyn Enslin</u>
Mailing Address	<u>20 Ardmore Farm Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>300 Co Rd 338 Apt 4-B</u> <u>Chelsea AL 35047</u>
Property Address	<u>106 Pine Hill Cir.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>January 24, 2022</u>
		Total Purchase Price	<u>\$30,000.00</u>
		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 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 of the assessor's current market value.

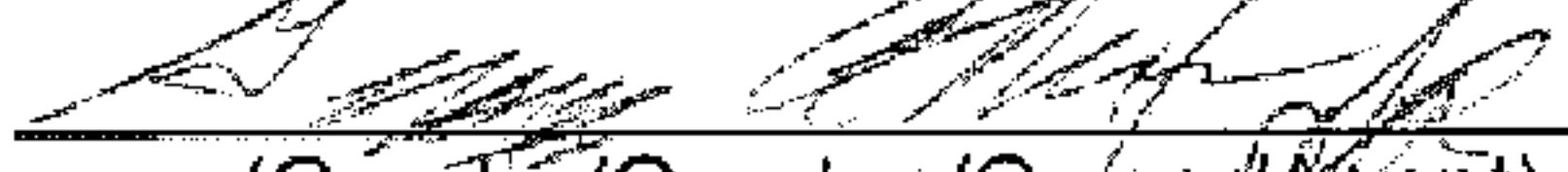
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 January 19, 2022

Print George A. Nix

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
01/24/2022 02:46:57 PM
\$58.00 JOANN
20220124000033370

Allie S. Boyd