

STATE OF ALABAMA

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE THOUSAND DOLLARS AND NO CENT (\$1,000.00) to the undersigned grantor, CHARLIE M. DICKSON, (herein referred to as GRANTOR), in hand paid by grantees, CHARI DICKSON FIKES, JORI DICKSON JORDON AND JONATHAN DICKSON, (herein referred to as GRANTEES), the receipt of which is hereby acknowledged, and said GRANTOR does grant, bargain, sell and convey unto CHARI DICKSON FIKES, JORI DICKSON JORDAN AND JONATHAN DICKSON, GRANTEES in fee simple subject to the reservation by the GRANTOR of a Joint and Concurrent Life Estate in said GRANTOR, CHARLIE M. DICKSON AND JOE N. DICKSON, the following described real estate, situated in SHELBY County, Alabama,

TO-WIT:

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:  
Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 35, Township 19 South, Range 3 West; thence South along the west line of said 1/4-1/4 section 236.97 feet to a point on South right-of-way line of Parkway West and the point of beginning; thence leaving said right-of-way line continue South along West line of said 1/4-1/4 section 572.03 feet; thence 89 ° 2' left 194.96 feet; thence 90°34'36" left 541.29 feet to a point on a curve of the South right-of-way line of Parkway West; thence 92°09' 24" left, tangent to a curve to the right. Said curve having a central angle of 21°52' 45" and a radius of 210.00 feet; thence 80.19 feet along said curve and right--of-way; thence tangent to said curve 30.53 feet along said right-of-way to the beginning of a curve to the left, said curve having a central angle of 26°05' 32" and a radius of 195.00 feet; thence 08.80 feet along said curve and said right-of-way line to the point of beginning and containing 108.813 square feet or 2.50 acres more or less.  
Mineral and mining rights excepted.

NO TITLE SEARCH REQUESTED AND NONE PERFORMED

TO HAVE AND TO HOLD UNTO GRANTEES during their lives, the entire interest in fee simple shall pass to the survivor in fee simple.

And said GRANTOR does for herself, her successors and assigns, covenants with the GRANTEES, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her successors and assigns shall warrant and defend the same to said GRANTEES, executors and assigns forever against the lawful claims of all persons.



SELLER Charlie M. Dickson

12-29-2011  
DATE

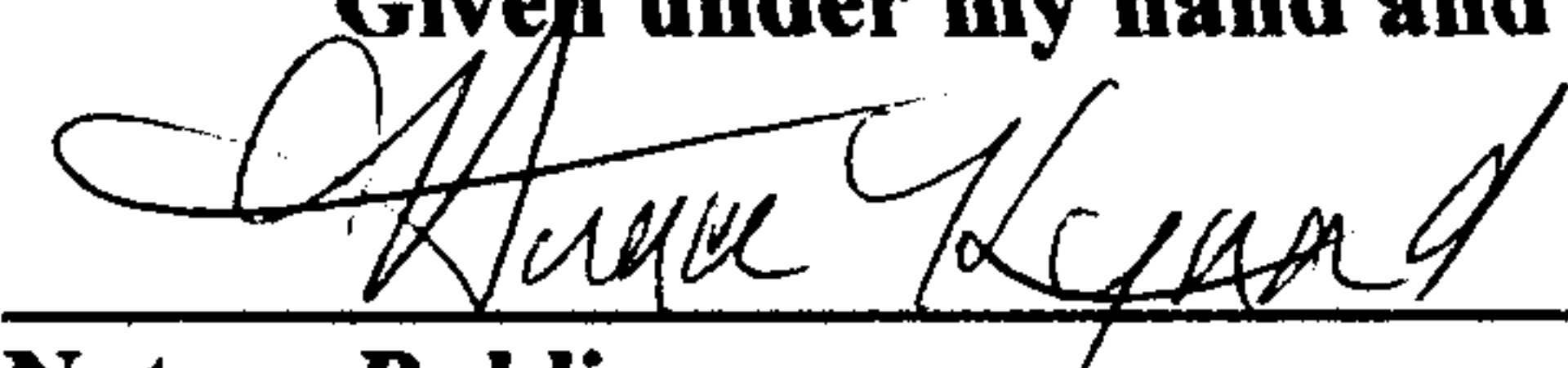
Prepared By:  
James L. Stewart  
501 19th Street North  
Bessemer, AL 35020

Shelby County, AL 08/22/2012  
State of Alabama  
Deed Tax: \$216.00


STATE OF ALABAMA

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie M. Dickson, individuals, have signed their names to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she execute the same voluntarily.

Given under my hand and official seal, this the 29<sup>th</sup> day of December, 2011.  
  
Notary Public

My Commission Expires: 5-5-2015

  
20120822000314950 1/2 \$232.00  
Shelby Cnty Judge of Probate, AL  
08/22/2012 02:11:38 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Charlie McDickson  
Mailing Address 1021 Riverchase Pkwy W  
Birmingham, AL 35244

Grantee's Name Jonathan Dickson  
Mailing Address 1021 Riverchase Pkwy W  
Birmingham, AL 35244

Property Address 1021 Riverchase Pkwy W  
Birmingham, AL  
35244

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_


or  
Assessor's Market Value \$ 287,810.

3/4 Value \$ 215,856.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
20120822000314950 2/2 \$232.00  
Shelby Cnty Judge of Probate, AL  
08/22/2012 02:11:38 PM FILED/CERT

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.

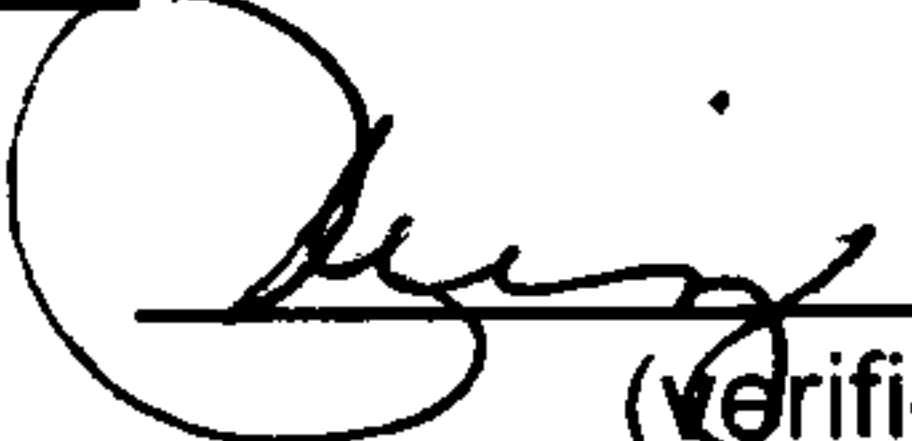
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/22/12

Print Charlie McDickson

☒ Unattested

  
(verified by)  
(Pam King)

Sign

Charlie McDickson 8/22/2012  
(Grantor/Grantee/Owner/Agent) circle one