

Value \$167,600 = \$168.00 tax
3 page deed =18.00 total tax 186.00

SEND TAX NOTICE TO:
NANCY J. THOMAS, as Trustee of the
2013 NANCY J. THOMAS REVOCABLE TRUST
2539 Bridlewood Drive
Helena, AL 35080

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 12 day of JUNE, 2013, by NANCY J. THOMAS, a single woman (hereinafter referred to as the "Grantor"), to NANCY J. THOMAS, as Trustee of the 2013 NANCY J. THOMAS REVOCABLE TRUST (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on September 16, 1993, Parcel #1 (13 5 22 4 001 001.107) of the real property described as Lot 6 was conveyed by Warranty Deed by BUILDER'S GROUP, INC. to NANCY J. THOMAS and was recorded on September 20, 1993, in the Office of the Judge of Probate of Shelby County, Alabama (Instrument #1993-28878); Lot 6 was resurveyed in Map Book 33 page 128 as Lot 6-D as referenced herein.

WHEREAS, on September 16, 1993, Parcel #2 (13 5 22 4 001 001.106) of the real property described as Lot 6-A was conveyed by Warranty Deed by BUILDER'S GROUP, INC. to NANCY J. THOMAS and was recorded on September 22, 1993, in the Office of the Judge of Probate of Shelby County, Alabama (Instrument #1993-29141).

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, her interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL #1 (13 5 22 4 001 001.107)


Lot 6-D, according to the Survey of Dearing Downs, 12th Sector, 1st Phase, as recorded in Map Book 16, pages 18 A & B, in the Probate Office of Shelby County, Alabama.

PARCEL #2 (13 5 22 4 001 001.106)

Lot 6-A, according to the Survey of Dearing Downs, 12th Sector, 1st Phase, as recorded in Map Book 16, pages 18 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes not yet due, easements, restrictions, covenants and set back lines of record, mineral and mining rights.

Shelby County, AL 06/18/2013
State of Alabama
Deed Tax: \$168.00


20130618000250830 1/3 \$186.00
Shelby Cnty Judge of Probate, AL
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TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to its heirs, executors and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, its heirs, executors, administrators and assigns, that she will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The Grantor intends by the execution of this conveyance to vest title in and to the Subject Property in Grantee, NANCY J. THOMAS, as Trustee of the 2013 NANCY J. THOMAS REVOCABLE TRUST.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of June, 2013.

Nancy J. Thomas
NANCY J. THOMAS

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT


I, the undersigned Notary Public in and for said County in said State, hereby certify that NANCY J. THOMAS 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 2013.

Butta J. Colvin
Notary Public
My Commission Expires: 6/15/2013

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, PC
600 Luckie Drive, Suite 310
Birmingham, AL 35223
(205) 871-0300


20130618000250830 2/3 \$186.00
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Real Estate Sales Validation Form

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

Grantor's Name Nancy J. Thomas
Mailing Address 2539 Bridlewood Drive
Helena, AL 35080

Grantee's Name Nancy J. Thomas, Trustee
Mailing Address 2013 Nancy J. Thomas Revocable TR
2539 Bridlewood Drive
Helena, AL 35080

Property Address 2539 Bridlewood Drive
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$167,600

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 tax records

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 June 12, 2013

Unattested

Print Nancy J. Thomas

Sign

Nancy J. Thomas

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20130618000250830 3/3 \$186.00
Shelby Cnty Judge of Probate, AL
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Form RT-1