


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20130701000269840 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/01/2013 02:41:46 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Alan Stinson Nannini, as surviving trustee of the testamentary trust created by the will of Bonnie Jean Mooney Nannini, Shelby County Probate Court Case No. 2003-000049 (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Alan Stinson Nannini and Michael Howard Hancock (herein referred to as GRANTEES) all of the right, title, and interest of said trust in the following described real estate situated in Shelby County, Alabama to-wit:


Surface rights only in and to the property more particularly described as beginning at a point 406.3 feet north and 381.1 feet west of center of Section 5, Township 22 South, Range 3 West; thence run south 22 degrees 10 minutes west 145.4 feet; thence north 57 degrees 50 minutes west 109.7 feet; thence north 32 degrees 10 minutes east 143.2 feet; thence south 57 degrees 50 minutes east 84.5 feet to point of beginning, containing one-third of one acre, more or less, together with all improvements located thereon.

The beneficiary of the trust, Nellie Marie Nannini, died intestate on May 15, 2013, leaving GRANTEES as her sole surviving heirs at law. The other co-trustee named in the will, Ramona Nannini Hancock, died in 2007.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

1 day of July, 2013.


Alan Stinson Nannini, as trustee

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan Stinson Nannini, whose name as trustee of the testamentary trust created by the will of Bonnie Jean Mooney Nannini, Shelby County Probate Court Case No. 2003-000049, 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, he executed the same voluntarily for said trust on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2013

Judith S. Sant Craig
Notary Public
my commission expires 6-8-14



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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 Alan Stinson Nannini, trustee Grantee's Name Alan Stinson Nannini & Michael Howard Hancock
Mailing Address 753 Bluff Road Mailing Address 753 Bluff Road
Rockford, AL 35136 Rockford, AL 35136

Property Address 8 Dogwood Circle Date of Sale _____
Montevallo, AL 35115 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 36,380.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax records
☐ 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 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 7-1-13

Print Alan Stinson Nannini

☐ Unattested

Sign

Alan Stinson Nannini

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1