

Send Tax Notice To:  
Ben Nichols  
725 Carl Raines Lake Road  
Hoover, Alabama ~~35226~~ 35224

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of one hundred (\$100.00) dollars, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Benjamin Edward Nichols, as personal representative of the Estate of Orez V. Nichols (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto Benjamin Edward Nichols and Dennis Earl Nichols (hereinafter referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

My undivided interest in and to the following described real estate:

Part of the SW¼ of the SE¼ of Section 24, Township 19 South, range 3 West; said plot of land more particularly described as follows: begin at the SW corner of the SW¼ of the SE¼ of Section 24, Township 19 South, Range 3 West, thence North along the West line of said SW¼ of the SE¼ a distance of 420.0 feet; thence turn an angle to the right of 90°53'30" and run East a distance of 584.6 feet to a point on the old railroad bed now used as a public road; thence turn an angle of 134°30' right and run in a SW direction along said public road a distance of 589.2 feet to a point on the South line of said SW¼ of the SE¼ thence turn an angle of 45°30' right and run West along the South line of said SW¼ of the SE¼ a distance of 165.7 feet to the point of beginning.

The above described property does not constitute any part of the homestead of the grantor.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and affecting the subject property.

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

And said grantor does for himself and for his heirs and assigns covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; and that he will and his heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 9 day of Sep, 2013.

Ben Nichols (SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Benjamin Edward Nichols, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 9 day of September, 2013.

Matthew Shea  
Notary Public



20130913000372220 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/13/2013 11:56:09 AM FILED/CERT

MY COMMISSION EXPIRES 4/17/17

Real Estate Sales Validation Form

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

Grantor's Name Ben Nichols  
Mailing Address 725 Carl Raines Lake Rd  
Hoover AL 35244

Grantee's Name Ben Nichols  
Mailing Address 725 Carl Raines Lake Rd  
Hoover AL 35244

Property Address 717  
725 Carl Raines Lake Rd

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 86,910

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

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 9-13-13

Print Ben Nichols

Unattested  
[Signature]  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

