


This instrument is prepared by:
David F. Ovson
2008 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Matthew C. Nichols
Kristin H. Nichols
2100 Highway 32
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)


20131008000403680 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/08/2013 12:13:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy Three Thousand And No/100 Dollars (\$173,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I, Vicki B. Walton, a single woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew C. Nichols and Kristin H. Nichols (hereinafter Grantees), as joint tenants with rights of survivorship, all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A"

Vicki B. Walton is the surviving Grantee in the deed recorded in Instrument #2002111400056280; Stephen S. Walton having died on or around August 12, 2009

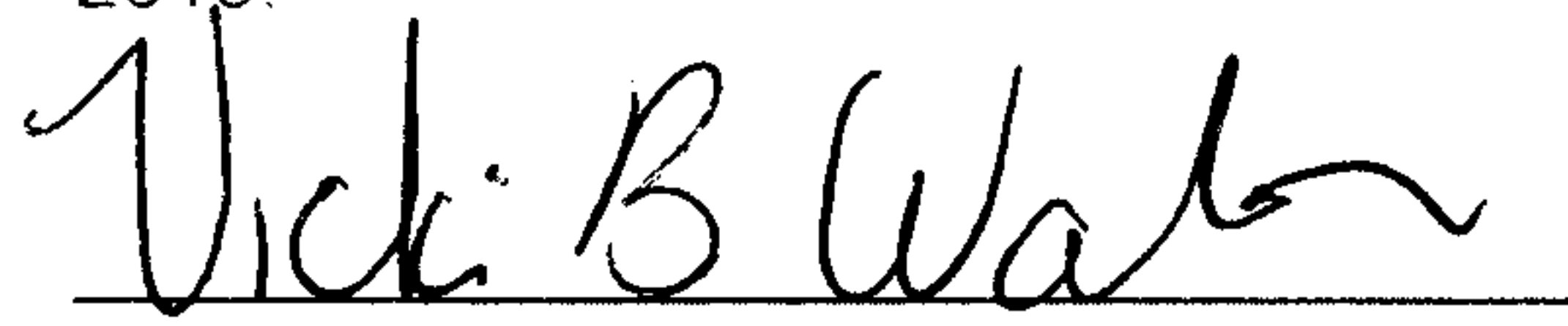
One Hundred Sixty Four Thousand Three Hundred Fifty and No/100 Dollars (\$164,350.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 27, 2013.

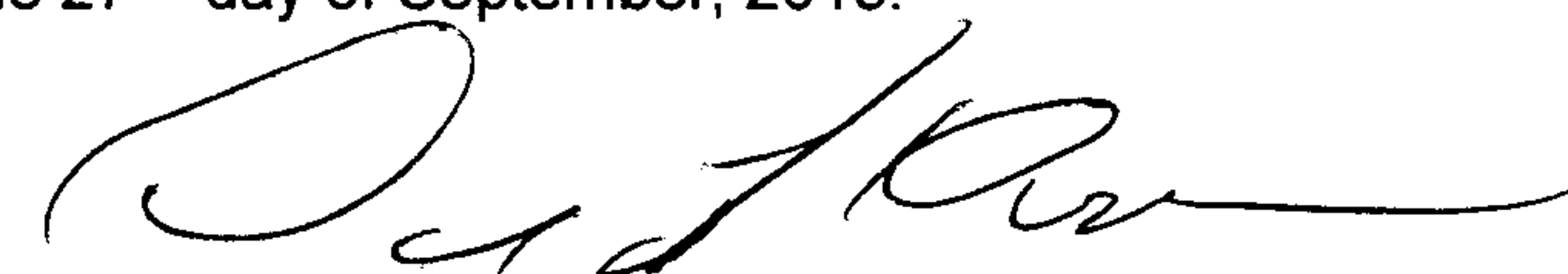

Vicki B. Walton

Shelby County, AL 10/08/2013
State of Alabama
Deed Tax: \$9.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Vicki B. Walton whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27TH day of September, 2013.



Notary Public

My Commission Expires:

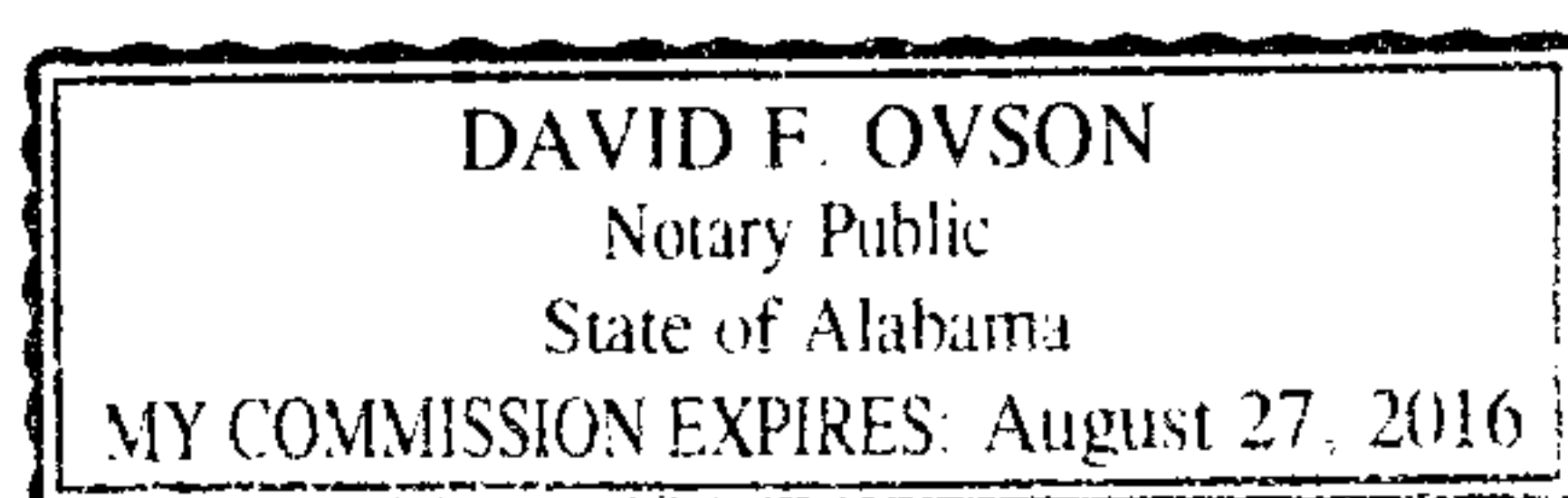


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA; THENCE SOUTH 87° 18' 17" EAST 1381.54 FEET; THENCE NORTH 01° 15' 00" EAST 32942 FEET; THENCE NORTH 87° 12' 25" WEST 179.80 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 02° 47' 35" WEST 160.22 FEET; THENCE NORTH 87° 12' 25" WEST 213.82 FEET; THENCE NORTH 02° 47' 35" EAST 10.04 FEET TO THE CENTER LINE OF A 20 FOOT WIDE ACCESS EASEMENT; THENCE LEAVING SAID CENTER LINE AND CONTINUING NORTH 02° 47' 35" EAST 150.18 FEET; THENCE SOUTH 87° 12' 25" EAST 213.82 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS.

AN EASEMENT, BEING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87° 18' 17" EAST 1381.54 FEET; THENCE NORTH 01° 15' 00" EAST 329.42 FEET; THENCE NORTH 87° 12' 25" WEST 179.80 FEET; THENCE SOUTH 02° 47' 35" WEST 160.22 FEET; THENCE NORTH 87° 12' 25" WEST 213.82 FEET; THENCE NORTH 02° 47' 35" EAST 10.04 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG SAID CENTER LINE, THE COURSES OF WHICH ARE AS FOLLOWS: SOUTH 87° 34' 01" WEST 14.54 FEET; NORTH 85° 15' 35" WEST 56.51 FEET; NORTH 82° 03' 51" WEST 56.07 FEET; NORTH 79° 50' 40" WEST 25.78 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 32 (PUMPKIN SWAMP ROAD) (DIRT) AND THE POINT OF ENDING.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87° 18' 17" EAST 1,381.54 FEET, THENCE NORTH 01° 15' 00" EAST 329.42 FEET; THENCE NORTH 87° 12' 25" WEST 179.80 FEET; THENCE SOUTH 02° 47' 35" WEST 160.22 FEET; THENCE NORTH 87° 12' 25" WEST 213.82 FEET TO THE POINT OF BEGINNING; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, THE COURSES OF WHICH ARE AS FOLLOWS: SOUTH 87° 34' 01" WEST 14.54 FEET; NORTH 85° 15' 35" WEST 56.51 FEET; NORTH 82° 03' 51" WEST 56.07 FEET; NORTH 79° 50' 40" WEST 25.78 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 32 (PUMPKIN SWAMP ROAD) (DIRT); THENCE RUN NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY FOR 160.22 FEET TO A POINT; THENCE RUN SOUTH 87° 12' 25" EAST FOR 115.35 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT 2002-9894 PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE SOUTH 02° 47' 35" WEST FOR 160.22 FEET TO THE POINT OF BEGINNING.



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TS-1302060

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Vicki B. Walton
Mailing Address 2100 Highway 32
Columbiana, AL 35051

Grantee's Name Matthew C. Nichols and Kristin H. Nichols
Mailing Address 30 Sentinel Drive
Chelsea, AL 35043

Property Address 2100 Highway 32
Columbiana, AL 35051

Date of Sale September 27, 2013
Total Purchase Price \$173,000.00

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)

☐ 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 - Vicki B. Walton, 2100 Highway 32, Columbiana, AL 35051.

Grantee's name and mailing address - Matthew C. Nichols and Kristin H. Nichols, 30 Sentinel Drive, Chelsea, AL 35043.

Property address - 2100 Highway 32, Columbiana, AL 35051

Date of Sale - September 27, 2013.

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 with 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: September 27, 2013

Sign 
Agent

