

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo, AL 35115
1-205-665-5076

Send Tax Notice to: **James S. Dawson and**
Susan J. Dawson
260 Nashua Street
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

SUZANNE H. NICHOLS, a married woman, whose address is 2405 Fox Run Drive, Signal Mountain, TN 37377

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

JAMES S. DAWSON and wife, SUSAN J. DAWSON, whose address is 260 Nashua Street, Montevallo, AL 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY County, Alabama, to-wit:**

Lots 1 and 2 according to the Nichols Survey of Montevallo, recorded in Map Book 35, Page 46, Probate Office, Shelby County, Alabama.

SUBJECT TO:

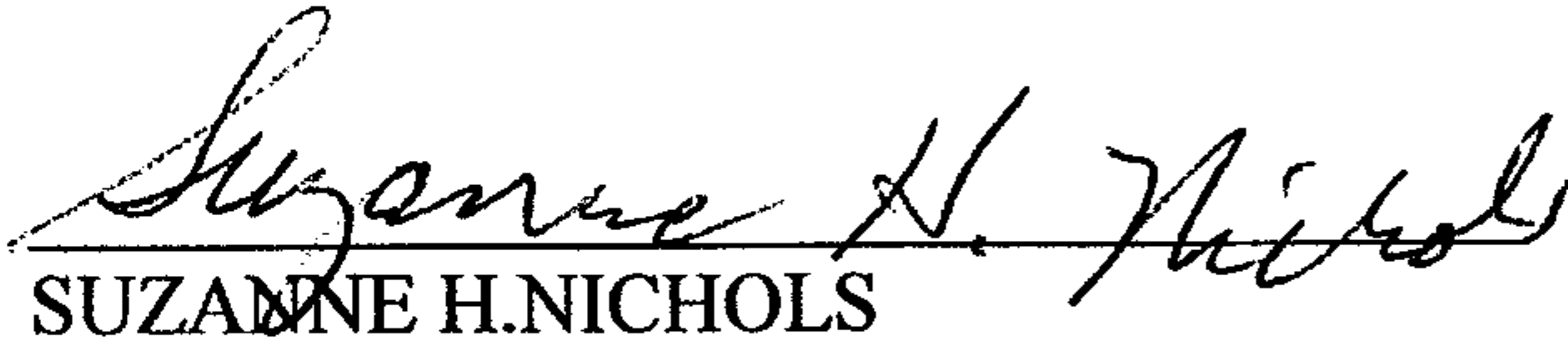
- **Taxes for 2014 and subsequent years.**
- **Easement Agreement as recorded in Deed Book 291, Page 1, in Probate Office.**
- **Easement to Alabama Power Company as recorded in Deed Book 102, Page 351; Deed Book 102, page 340; Deed Book 129, page 344; Deed Book 139, Page 432; Deed Book 241, Page 417; and Deed Book 230, Page 128, in Probate Office.**
- **Cross use and maintenance agreement for private easement as recorded in Real Record 167, Page 804; and Real Record 168, Page 919, in Probate Office.**
- **Any portion of caption lands lying within a public road.**
- **10-foot sewer easement as shown on recorded map.**
- **Easement to Alabama Power Company recorded in Real Book 220, Page 485.**
- **Title to mineral and mining rights and privileges belonging thereto.**

THE REAL ESTATE HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

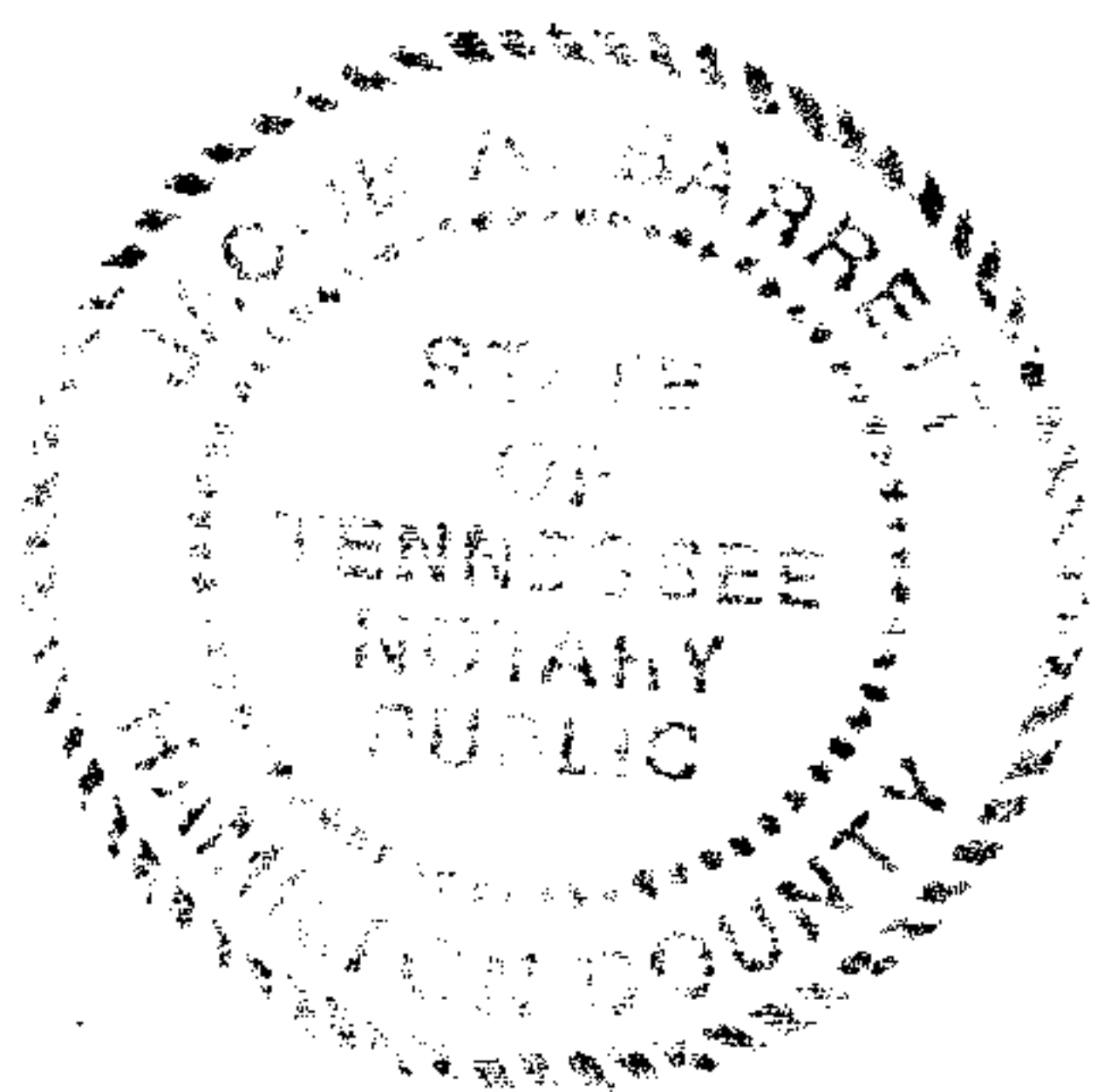
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of November, 2013.

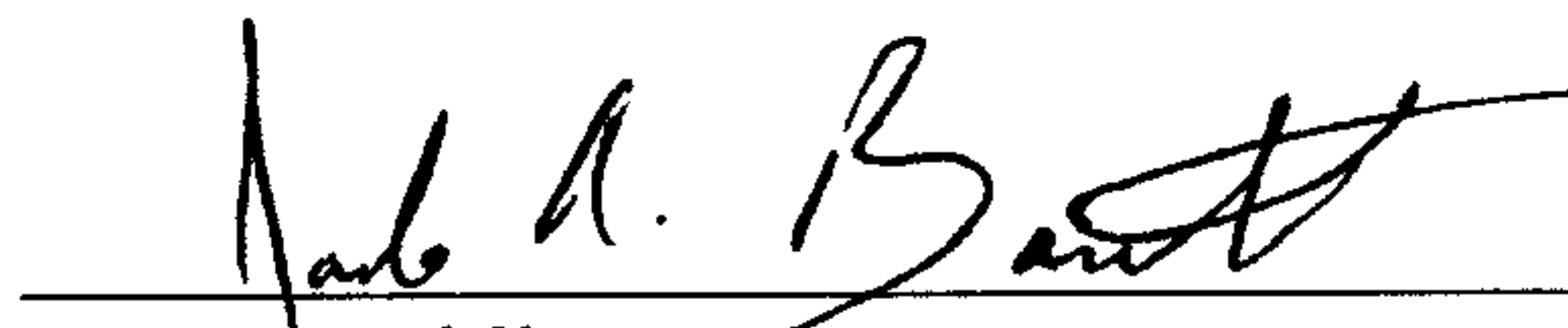

SUZANNE H. NICHOLS

STATE OF TENNESSE)
COUNTY OF HAMILTON)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **SUZANNE H. 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 21 day of Nov., 2013.




Notary Public
My Commission Expires: 11/13/16


20131205000471050 2/3 \$45.00
Shelby Cnty Judge of Probate, AL
12/05/2013 10:21:10 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Suzanne H. Nichols

Grantee's Name James S. Dawson

Mailing Address 2405 Fox Run Drive
Signal Mountain, TN 37377

Mailing Address 260 Nashua Street
Montevallo, AL 35115

Property Address Lots 1 and 2 according to the
Nichols Survey of Montevallo
Recorded in Map Book 35,
Page 46 Probate Office of
Shelby County, Alabama

Date of Sale November, 2013
Total Purchase Price \$ 25,000.00
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 – 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, 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.

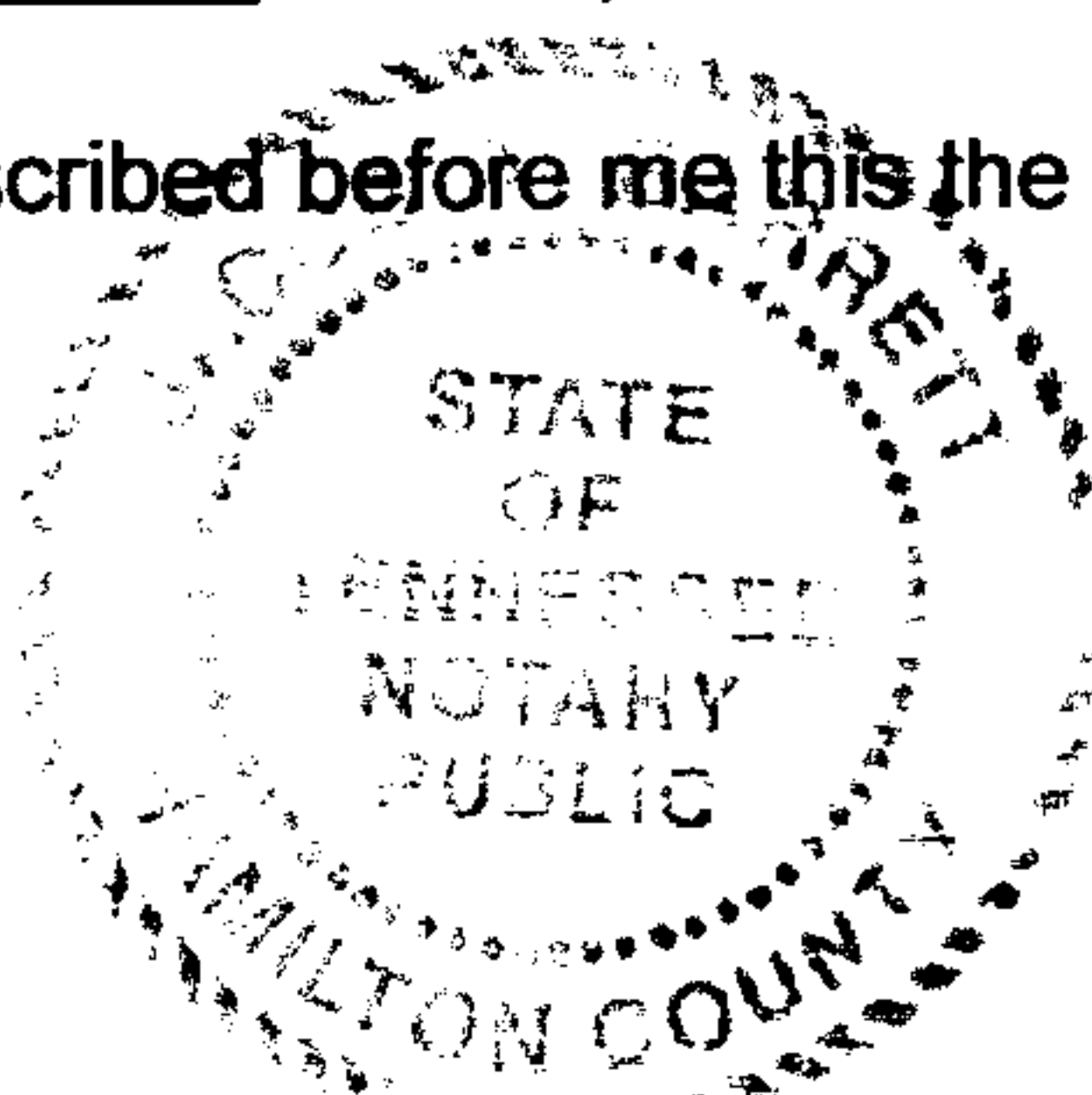
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Print Suzanne H. Nichols
Sign *Suzanne H. Nichols*
(Grantor/Grantee/Owner/Agent) circle one

STATE OF TENN.
COUNTY OF HAMILTON

Sworn to and subscribed before me this the 21 day of Nov, 2013.



Notary Public
My commission expires: 11/13/16

