

This instrument was prepared by:  
Stuart J. Garner, LLC  
2012 Lancaster Road  
Homewood, AL 35209

Send Tax Notice To:

Daniel P. Nicol and Shawn P. Nicol  
3001 O'Connor Court N  
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20140422000117410 1/3 \$82.00  
Shelby Cnty Judge of Probate, AL  
04/22/2014 10:45:30 AM FILED/CERT

That in consideration of Sixty Thousand and No/100 Dollars (\$60,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Kenneth M. Peeks, an unmarried man, Wendi L. Peeks, an unmarried woman, and Daniel P. Nicol and wife, Shawn P. Nicol** (herein referred to as grantors) do grant, bargain, sell and convey unto **Daniel P. Nicol and Shawn P. Nicol** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 77, according to the Survey of Braelinn Village, Phase 1, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Source of Title Inst. #20070525000246200  
Shawn P. Nicol and Shawn Peeks are one and the same person

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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 said 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 11th day of April, 2014.

Kenneth M. Peeks (Seal)  
Kenneth M. Peeks

Wendi L. Peeks (Seal)  
Wendi L. Peeks

Daniel P. Nicol (Seal)  
Daniel P. Nicol

Shawn P. Nicol (Seal)  
Shawn P. Nicol

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

Shelby County, AL 04/22/2014  
State of Alabama  
Deed Tax: \$60.00

STATE OF ALABAMA

}

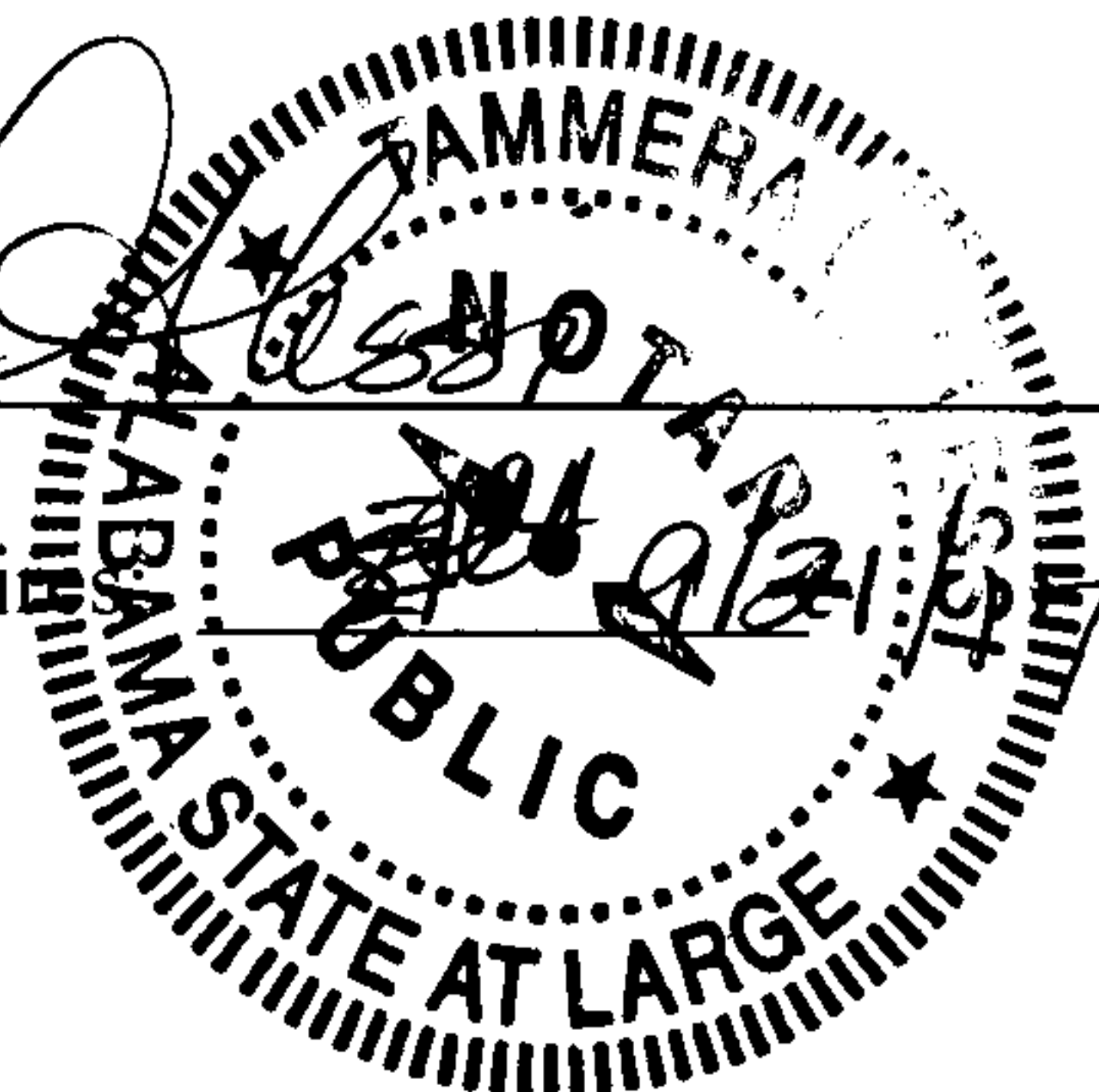
General Acknowledgment

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth M. Peeks, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of April, 2014.

[Signature]  
Notary Public  
My Commission Expires 04/21/16



STATE OF ALABAMA

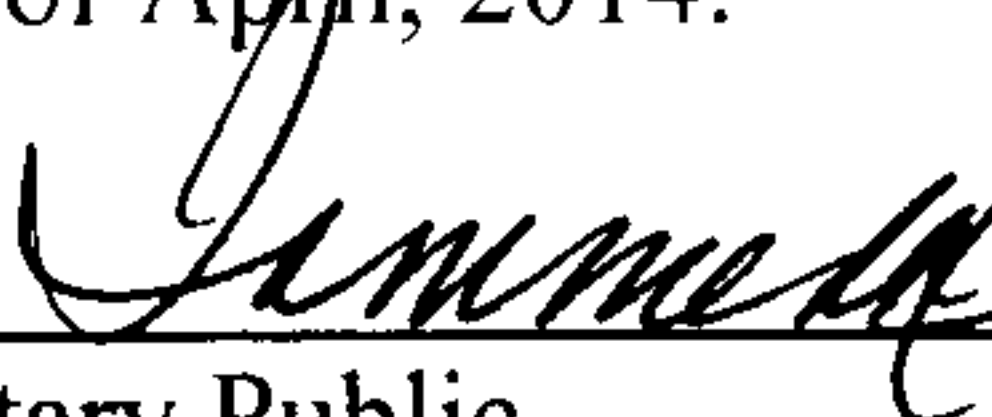
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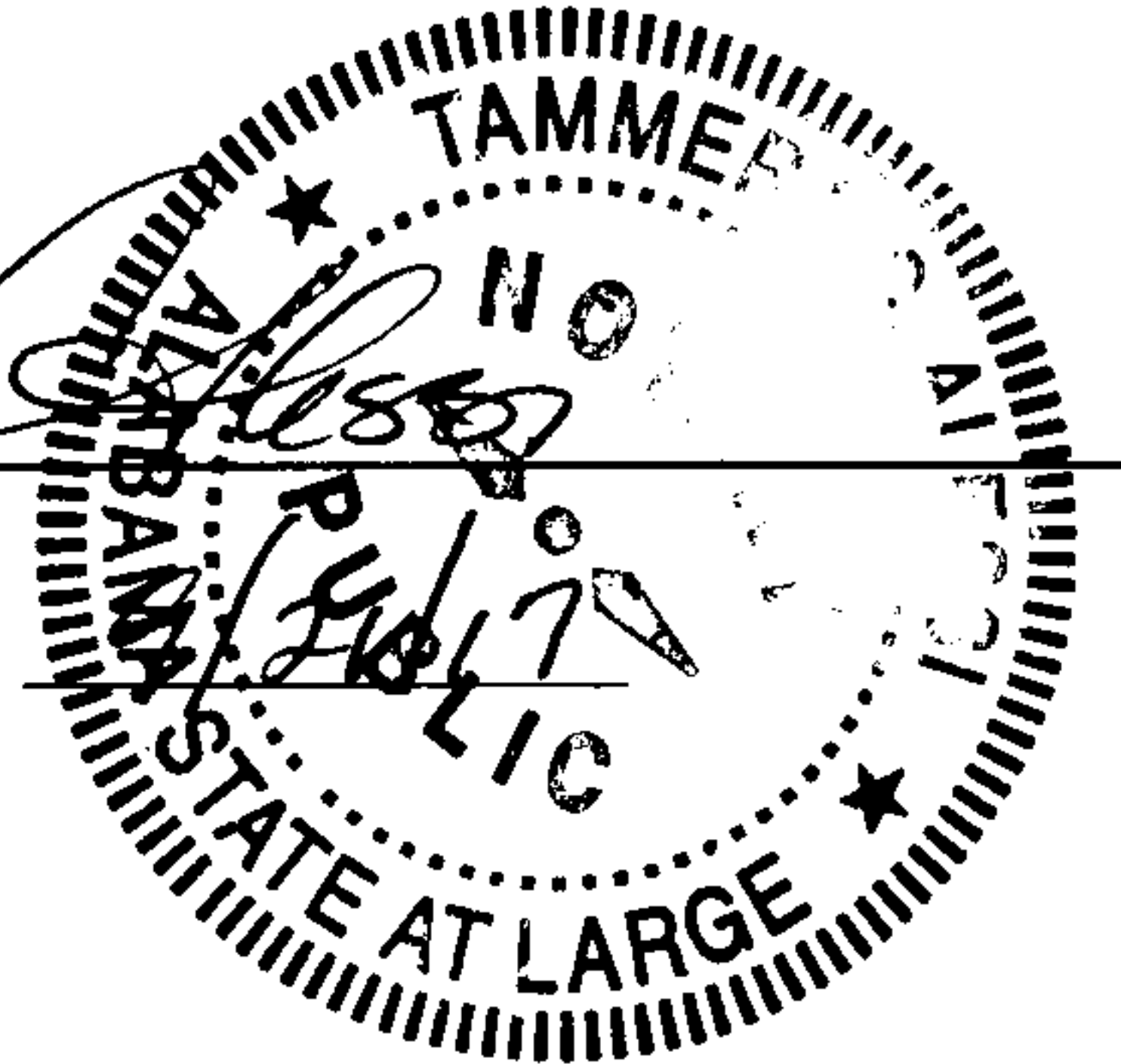
General Acknowledgment

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendi L. Peeks, an unmarried woman, 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 17th day of April, 2014.

  
Notary Public  
My Commission Expires: 10/17/14



STATE OF ALABAMA

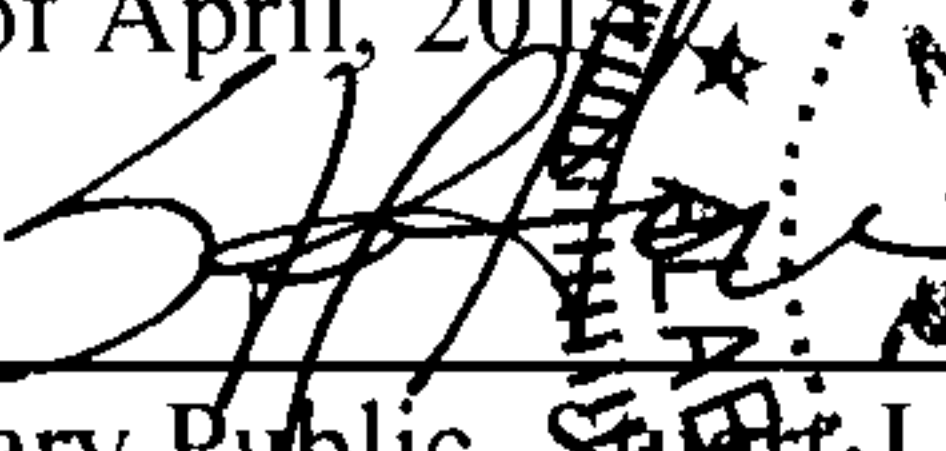
}

General Acknowledgment


COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel P. Nicol and wife, Shawn P. Nicol, whose names are signed to the foregoing conveyance, and who are 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 this 17th day of April, 2014.

  
Notary Public, Stuart J. Garner  
My Commission Expires: 08/19/2017



  
20140422000117410 2/3 \$82.00  
Shelby Cnty Judge of Probate: AL  
04/22/2014 10:45:30 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Kenneth M Peeks  
Mailing Address Wendell Peeks  
Daniel P. Nicol  
Shawn P. Nicol

Grantee's Name Daniel P. Nicol  
Mailing Address Shawn P. Nicol

Property Address 3001 O'Connor Ct N  
Helena, AL

Date of Sale 4/17/14  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value 1/2 \$ 60,000. -  
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  Appraisal  
 Sales Contract  Other  
 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 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 4/17/14  
Unattested [Signature]  
(verified by)

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

Form RT-1

20140422000117410 3/3 \$82.00  
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