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Shelby Cnty Judge of Probate, AL  
07/07/2014 04:15:30 PM FILED/CERT

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

**WARRANTY DEED**

THIS INDENTURE made and entered into on this the 18<sup>th</sup> day of JUNE, 2014, by and between Paul H. Nicks and wife, Christine Ross Nicks, as Grantors, and Paul H. Nicks and Christine R. Nicks, Trustees, or their successors in trust, under the Nicks Living Trust, dated May 7, 2014, and any amendments thereto, as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the said Grantees, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

A lot or parcel of land more particularly described as follows: Commencing at the SW corner of SE ¼ of SW ¼, Section 17, Township 22, South, Range 3, West & run thence North 1 deg. 45 min. West 320 Ft. for point of beginning of the lot herein described, and conveyed; thence North 89 deg. 50 min. East 241 ft., thence North 1 deg. 45 min. West 185 ft.; thence South 78 deg. 45 min. West 241 ft., to the West boundary of said SE ¼ of SW ¼, thence South 1 deg. 45 min. East 152 ft. to point of beginning.

SOURCE OF TITLE: DEED BOOK 298, PAGE 477, and Instrument Number 19760506000040900.

NO SURVEY REQUESTED OR DONE, NO TITLE SEARCH OR OPINION REQUESTED OR DONE.

TO HAVE AND TO HOLD the real estate described above, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

THE GRANTORS herein grant full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding

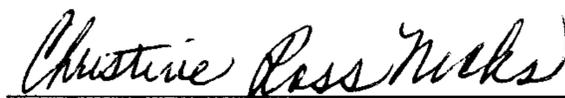
the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

AND the Grantors do hereby covenant unto the Grantees, that they are lawfully seized in fee simple of said premises and that they have a good right to sell and convey the same; that said premises are free from all encumbrances, except ad valorem taxes due and payable October 1, 2014, and subsequent years, and any easements and restrictions of record in the office of the Judge of Probate of Shelby County, Alabama; and that Grantors will warrant and forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.



PAUL H. NICKS



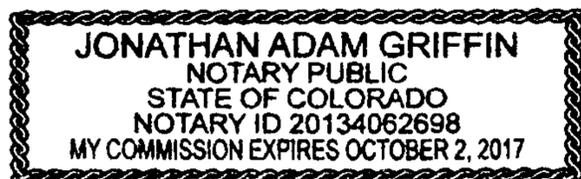
CHRISTINE ROSS NICKS

STATE OF COLORADO

COUNTY OF EL PASO

I, the undersigned Notary Public in and for said County and State, hereby certify that Paul H. Nicks and wife, Christine Ross Nicks, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 18<sup>th</sup> day of JUNE, 2014.



  
Notary Public

Commission expires: 02 OCT 2017

**Grantors Names:** Paul H. Nicks and wife, Christine Ross Nicks

**Grantees Names:** Paul H. Nicks and Christine R. Nicks, Trustees of the Nicks Living Trust dated May 7, 2014



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**Property Address:** County Road 17, Montevallo, Alabama 35115  
**Grantors/Grantees Address:** 16040 Cliffrock Court, Colorado Springs, CO 80921  
**Date of Transfer:** 18 JUN 2014  
**Net Value of Property:** \$33,070

THIS INSTRUMENT PREPARED BY:  
L. Thomas Ryan, Jr.  
2319-B Market Place  
Huntsville, AL 35801  
(256) 533-1103



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