

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to:

(Address)

Charles R. Nelson, Custodian

381 Ridge Road

Shelby AL 35143

Minimum Value: \$39,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sarah Nelson (aka Sara Nelson), an unmarried woman, whose address is 2945 Hwy 17, Montevallo, Alabama 35115** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles R. Nelson, as Custodian for Kelsey Louise Nelson, a minor child, under the Alabama Uniform Transfers to Minors Act (Alabama Code Section 35-5A-1, et seq.) whose address is 381 Ridge Road, Shelby, AL 35143** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence on the West line of the Montevallo-Dogwood dirt road where the same crosses the south right of way line of the Southern Railway Company spur track to the Little Gem Coal Company, said point being in the NE1/4 of SE1/4 of Section 5, Township 22, Range 3 West and run in a Southerly direction along the West line of said dirt road 144 feet to the point of beginning of the land herein conveyed; thence in a westerly direction and parallel with the South line of said railroad 290 feet; thence in a southerly direction and parallel with said dirt road 72 feet; thence in an easterly direction and parallel with the south line of said railroad 290 feet to the West line of said dirt road; thence along same in a northerly direction 72 feet to the point of beginning; being situated in NW1/4 of SE1/4 and in the NE1/4 of SE1/4 of Section 5, Township 22, Range 3 West.

SOURCE OF TITLE: Deed Book 331, Page 218.

SUBJECT TO:

- All taxes for the year 2014 and subsequent years.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto which are owned by others.

Shelby County, AL 09/29/2014
State of Alabama
Deed Tax: \$39.00


20140929000304400 1/4 \$62.00
Shelby Cnty Judge of Probate, AL
09/29/2014 12:20:02 PM FILED/CERT

SARAH NELSON IS ONE AND THE SAME AS THE GRANTEE, "SARA NELSON" REFERENCED WITHIN THE SOURCE OF TITLE SET FORTH ABOVE.

GRANTOR DOES HEREBY RESERVE, FOR AND DURING THE TERM OF HER OWN LIFE, A LIFE ESTATE INTEREST IN AND TO THE REAL PROPERTY HEREINABOVE DESCRIBED.

GRANTOR DOES HEREBY INCORPORATE ALL OF THE PROVISIONS OF THE ALABAMA UNIFORM TRANSFERS TO MINORS ACT AS PROVISIONS OF THIS DEED, AS THOUGH SAME ARE FULLY SET FORTH HEREIN. PROVIDED, HOWEVER, IT IS GRANTOR'S INTENT THAT THE CUSTODIAN SHALL NOT TRANSFER THE ABOVE DESCRIBED REAL ESTATE TO THE MINOR CHILD, UNTIL SUCH TIME AS SHE SHALL ATTAIN THE AGE OF 22 YEARS.

IN THE EVENT THAT THE CUSTODIAN HEREINABOVE REFERENCED SHALL FAIL TO QUALIFY OR DECLINE TO SERVE IN SUCH CAPACITY, I HEREBY NOMINATE AND APPOINT DANNY MICHAEL NELSON TO SERVE AS CUSTODIAN FOR THE BENEFIT OF SAID MINOR CHILD, PURSUANT TO THE TERMS OF THE ALABAMA UNIFORM TRANSFERS TO MINOR ACT.

NO CUSTODIAN APPOINTED HEREBY SHALL BE REQUIRED TO POST ANY SURETY BOND.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their or its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 25th day of Sept., 2014.

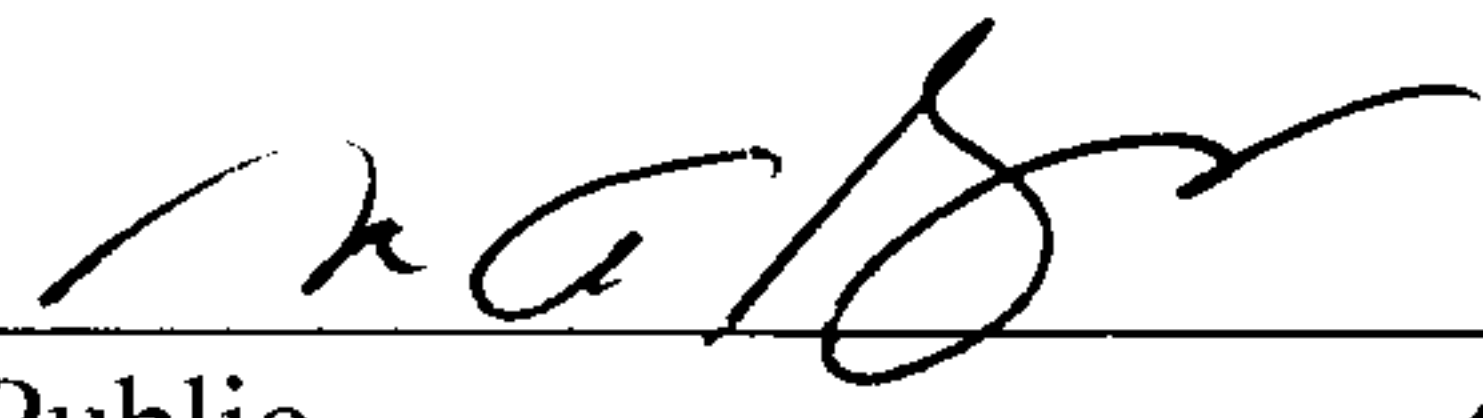
Sarah Nelson
Sarah Nelson


20140929000304400 2/4 \$62.00
Shelby Cnty Judge of Probate, AL
09/29/2014 12:20:02 PM FILED/CERT

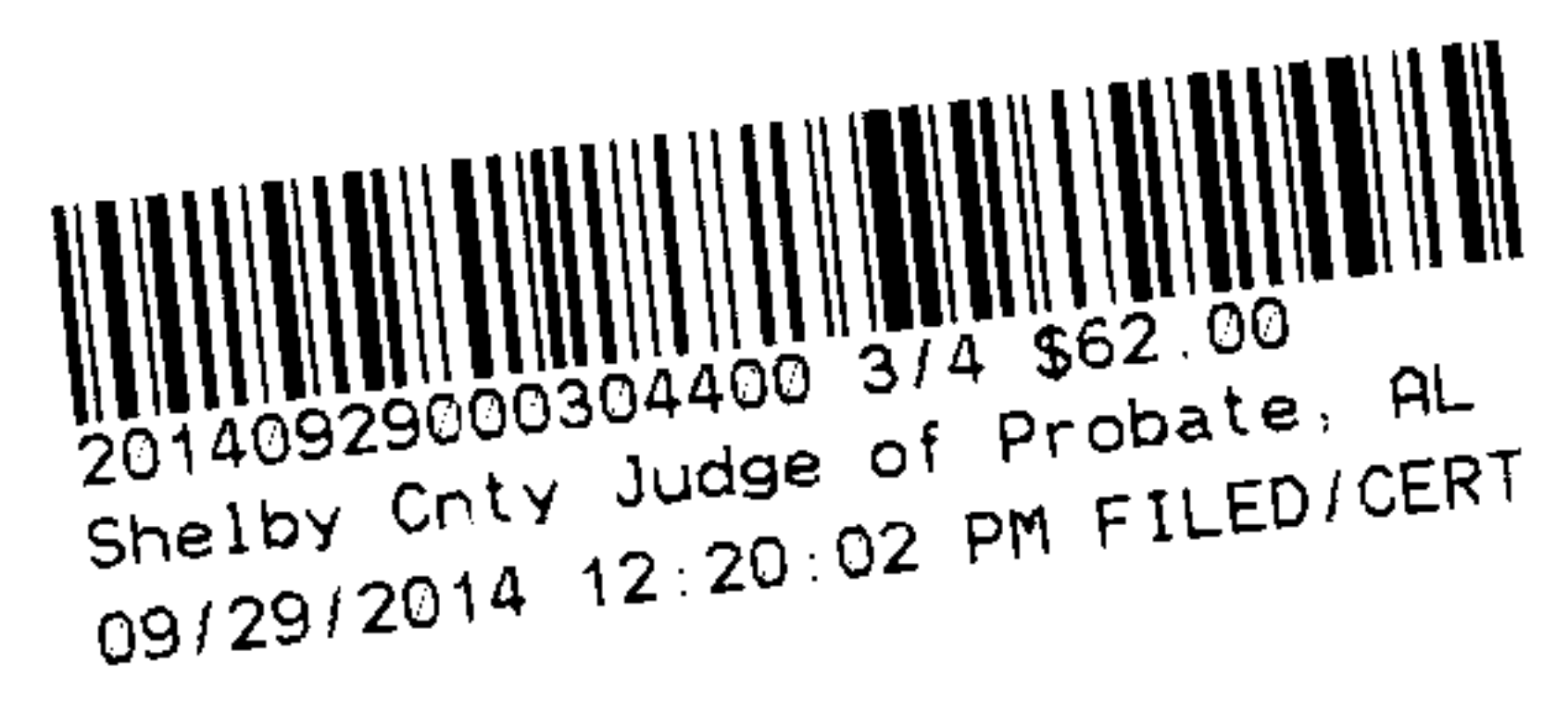
STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 25th day of September, 2014.



Notary Public
My commission expires: 07/31/17



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 Sarah Nelson
Mailing Address 2945 Hwy 17
Montevallo AL 35115

Grantee's Name Charles R. Nelson, Custodian
Mailing Address 381 Ridge Road
Shelby AL 35143

Property Address 2945 Hwy 17
Montevallo AL 35115

Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Market Value \$ \$39,000.00

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 Tax Assessor's Market Value

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).

09/25/14
Date

Print Mitchell A. Spears

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

