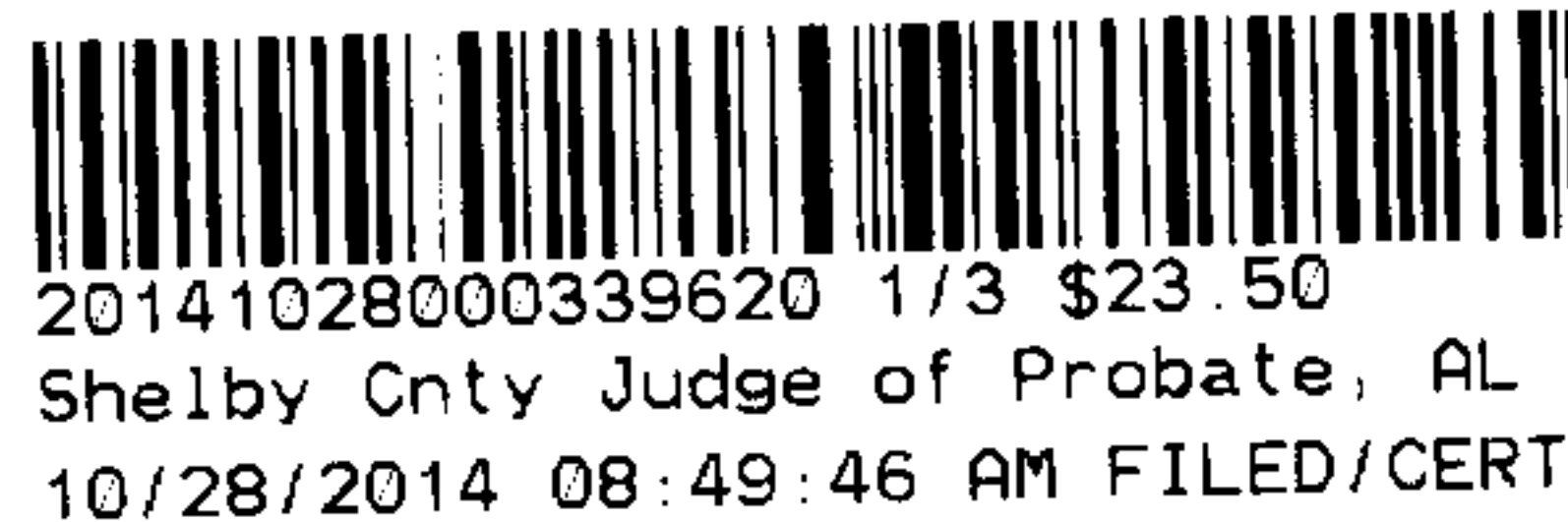


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



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WARRANTY DEED
Joint tenants with right of survivorship

Shelby County, AL 10/28/2014
State of Alabama
Deed Tax: \$3.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Five Thousand and no/100's Dollars (\$175,000.00)** to the undersigned grantor,

Ellen B. Storey, an unmarried woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Rebecca Nichols and Harry Chip Nichols

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Woodvale, as recorded in Map Book 12, Page 21 and 22, in the Probate Office of Shelby County, Alabama.

Ellen B. Storey is the surviving grantee of that deed recorded in Book 331, Page 291 in the Probate Office of Shelby County, Alabama; the other grantee, William S. Storey having died on or about May 23, 2010.

Subject to:

- 1. All taxes for the year 2015 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 5. The policy does not insure against any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 12, Page 21-22.**
- 7. 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, whether or not appearing in the Public Records.**
- 8. 40' building setback line as shown on recorded Map Book 12, Page 21-22.**
- 9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family**

status or national origin) as set forth in the document recorded in Book 246, Page 931 in the Probate Office of Shelby County, Alabama.

10. Right of Way and rights incident thereof to Alabama Power Company as recorded in Book 189, Page 620.

11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 86, Page 182.

12. Right of Way to Shelby County as recorded in Book 271, Page 726.

13. Right of Way to Colonial Pipeline as recorded in Book 223, Page 211.

\$171,830.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 the 20th day of October, 2014.

WITNESS:

Ellen B. Storey
Ellen B. Storey

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ellen B. Storey, 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, she executed the same voluntarily on the day the same bears date.

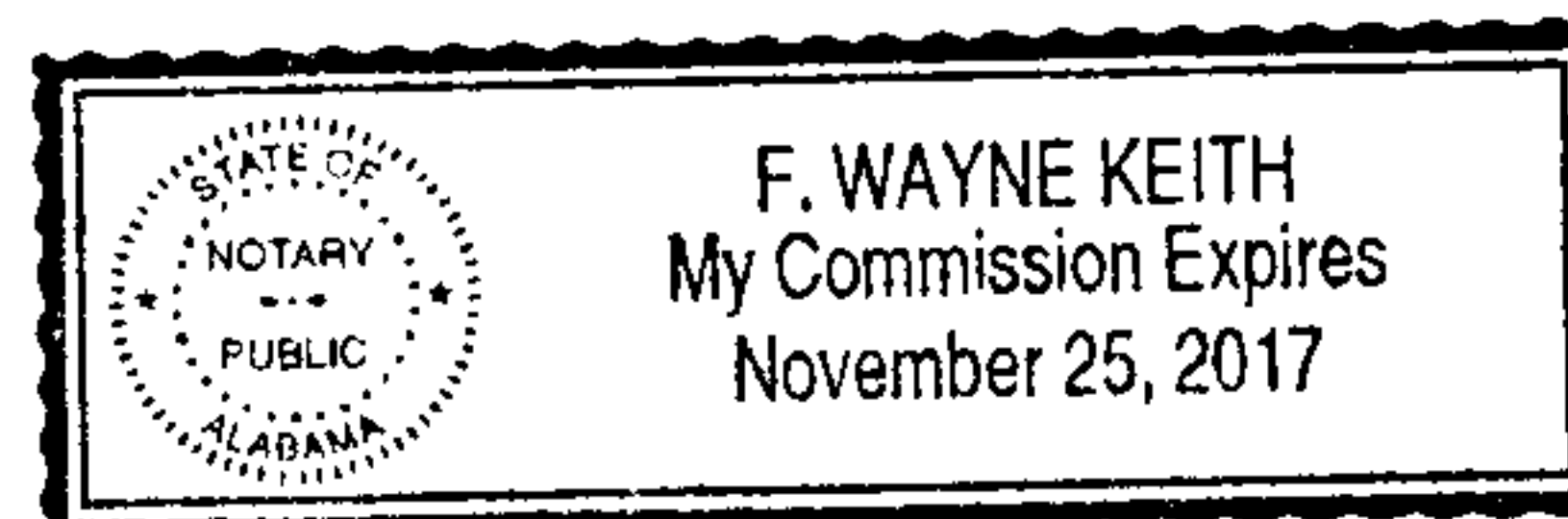
Given under my hand and seal this the 20th day of October, 2014.

[Signature]

Notary Public

SEND TAX NOTICE TO:
Rebecca Nichols
6002 Woodvale Drive
Helena, Alabama 35080


20141028000339620 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
10/28/2014 08:49:46 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: Ellen B. Storey
Mailing Address : 3731 River Bend Lane
Mt. Brook, Alabama 35223
Grantees' Name: Rebecca Nichols and Harry Chip Nichols
Mailing Address: 6002 Woodvale Drive
Helena, Alabama 35080
Property Address: 6002 Woodvale Drive
Helena, Alabama 35080
Date of Transfer: October 20, 2014
Total Purchase Price: \$ 175,000.00

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

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: October 20, 2014

x

Sign

verified by closing agent
F. Wayne Keith Attorney



20141028000339620 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
10/28/2014 08:49:46 AM FILED/CERT