

This Instrument Was Prepared By:  
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(205) 426-2020

Send Tax Notice To:  
Sheila Thompson  
571 13<sup>th</sup> St SW  
Alabaster, AL 35007

State of Alabama  
Jefferson County

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100---DOLLARS(\$10.00) and the terms of the Last Will of **Rhonda Leigh Nelson**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Sheila Thompson**, as Personal Representative of the **Estate of Rhonda Leigh Nelson, deceased** in the Probate Court of Shelby County, Alabama, case number PR 2013-000356, whose address is 571 13<sup>th</sup> Street SW, Alabaster, AL 35007, (herein referred to as Grantor) do grant, bargain, sell and convey unto Sheila Thompson as Trustee for **Nelby James**, a single woman, whose address is 571 13<sup>th</sup> Street SW, Alabaster AL 35007, an undivided one sixth (1/6) interest; to Sheila Thompson as Trustee for **Justin Catlin**, a single man, whose address is 571 13<sup>th</sup> Street SW, Alabaster AL 35007, an undivided one sixth (1/6) interest; and to **Jessica Lape**, a married woman, whose address is 312 Bainbridge Drive, Aiken, SC 29803, an undivided one sixth (1/6) interest (herein all referred to as Grantees) in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 and the South half of Lot 8, Block 3, according to the survey of Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Subject to:**


1. Defects liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquired for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any taxes for the year 2013 and subsequent years, a lien not yet due and payable.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.
6. Any lien, or right to a lien, for service, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes, special assessments, and dues which are not shown as existing liens by the public records.
8. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
9. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone and gravel in, on, and under subject property.

TO HAVE AND TO HOLD to the said Grantees their heirs and assigns forever..

19 IN WITNESS WHEREOF, We have hereunto set my our hands and seal, this day of December, 2014.



**Sheila Thompson;**  
as Personal Representative of the  
Estate of Rhonda Leigh Nelson.



20141229000405700 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/29/2014 12:21:41 PM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that we, **Sheila Thompson**, as Personal Representative of the **Estate of Rhonda Leigh Nelson, deceased**, in the Probate Court of Jefferson County, Alabama case number PR 2013-000356, 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 and in her representative capacity as personal representative of the estate on the day the same bears date.

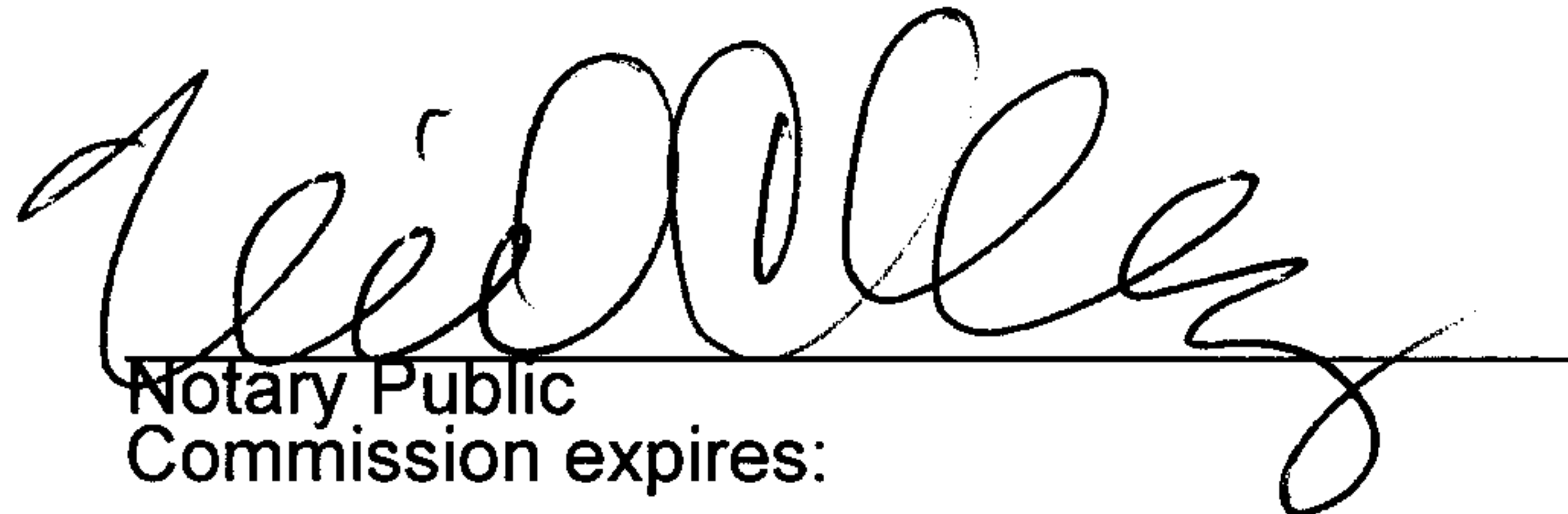
2014.


Given under my hand and official seal this the

19

day of

December

  
Notary Public  
Commission expires:

  
20141229000405700 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/29/2014 12:21:41 PM 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 Rhonda Leigh Nelson Grantee's Name Sheila Thompson  
Mailing Address 571-13th St SW Mailing Address 571-13th St SW  
Alabaster AL Alabaster AL  
35007 35007

Property Address 571-13th St SW  
Alabaster, AL  
35007



20141229000405700 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/29/2014 12:21:41 PM FILED/CERT

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 137,000

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 \_\_\_\_\_

Print Sheila Thompson

☐ Unattested \_\_\_\_\_

Sign Sheila Thompson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one