

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22114

Send Tax Notice To: William Owen Barnes

160 Starboard Drive
Shelby, AL 35143



20150603000184550 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/03/2015 03:13:52 PM FILED/CERT

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ricky L. Nix, Jr.**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Owen Barnes**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 4 & 5, Block 7, of Glasscock's Subdivision, according to the map of plat thereof, as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama


Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

\$83,163.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of May, 2015.


Ricky L. Nix, Jr.

State of Alabama

County of Shelby

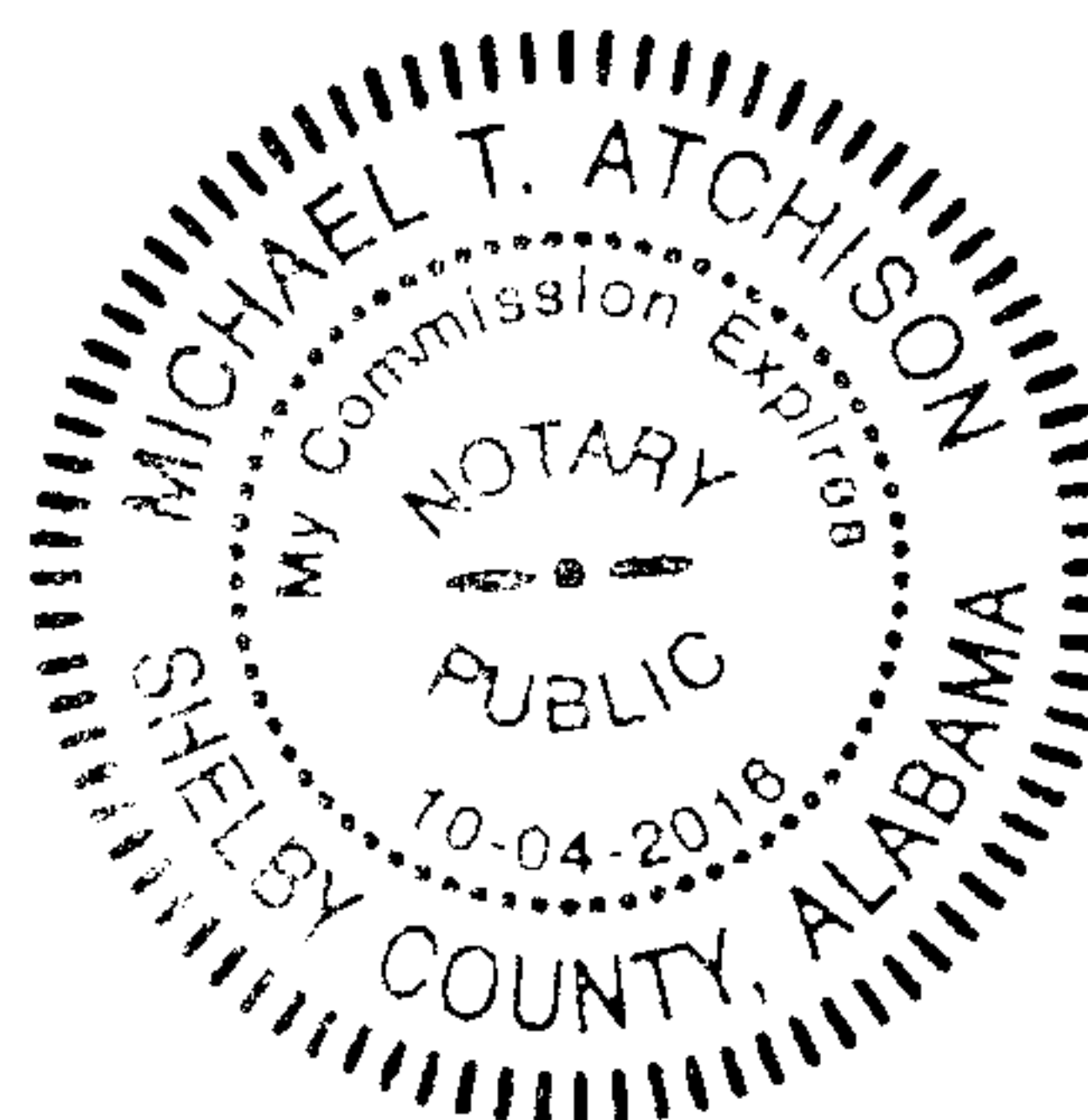
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ricky L. Nix, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of May, 2015.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



20150603000184550 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/03/2015 03:13:52 PM FILED/CERT

Grantor's Name	Ricky L. Nix, Jr.	Grantee's Name	William Owen Barnes
Mailing Address	160 Starboard Dr Shelby, AL 35143	Mailing Address	160 Starboard Drive Shelby, AL 35143
Property Address	160 Starboard Dr. Shelby, AL 35143	Date of Sale	May 15, 2015
		Total Purchase Price	\$80,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx </u>	Sales Contract	<u> </u>	Other
<u> </u>	Closing Statement	<u> </u>	

Instructions

Form RT-1