

STATE OF ALABAMA)
SHELBY COUNTY)


20150625000213180 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
06/25/2015 08:25:59 AM FILED/CERT

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 16th day of June, 2015 by **Ruth Nichols, a single woman** (hereinafter referred to as the "Grantor"), to **Sterrett-Vandiver Water System, INC** (hereinafter referred to as the "Grantee").

MARRIED RN
NOW, THEREFORE, in consideration of Twelve Thousand and 00/100 Dollars (\$12,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the NW corner of the Lot Five (5) running SW 52 ½ feet; thence Southeast parallel with Central of Georgia Railroad right of way 250 feet across Lots One (1), Two (2), Three (3), Four (4), and Five (5) of the Town of Sterrett, Alabama; thence Northeast 52 ½ feet; thence NW 250 feet along Central of Georgia Railroad right of way to starting point. Being part of Block E, Crume's Addition to Sterrett. Situated in Shelby County, Alabama.

PARCEL II:

100 feet East and West by 52 ½ feet North and South on West side of Lots 3, 4, and 5, and also 100 feet East and West by 30 feet North and South of Lot 2, also on the West side, according to Map of Sterrett, Alabama, recorded in the Probate Office of Shelby County, Alabama, situated in the W ½ of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and being part of Block E, Crume's Addition to Sterrett. Situated in Shelby County, Alabama.

Property Does NOT INVOLVE homestead OF GRANTOR, RN
TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:

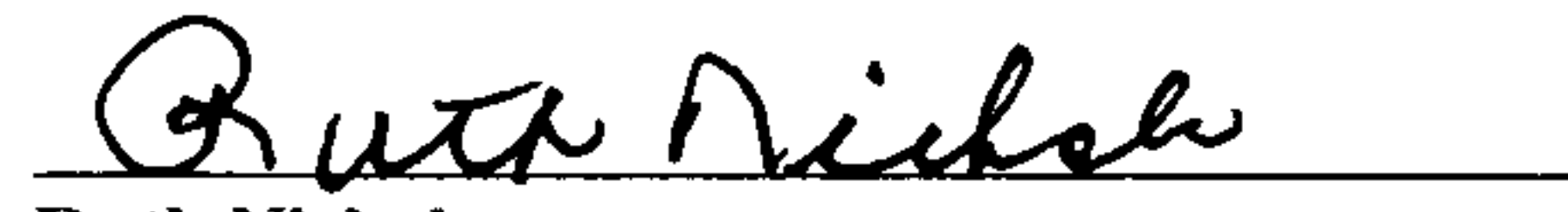
1. 2015 ad valorem taxes, a lien but not yet due and payable.
2. Subject to easement restrictions and rights of way or record.

TO HAVE AND TO HOLD to the said Grantee, her heirs, executors and assigns forever.

IT'S And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, ~~her~~ heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **Sterrett-Vandiver Water System, INC**

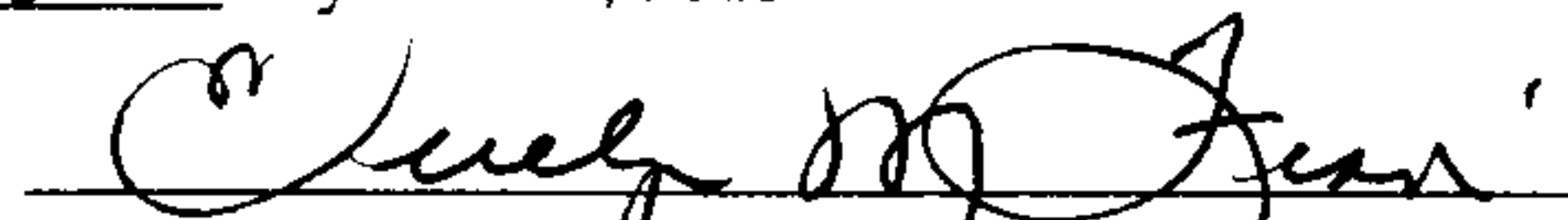
IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.


Ruth Nichols

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ruth Nichols, a single woman**, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of June, 2015


Notary Public
My Commission Expires: 9/15/18

Prepared By:
Mark A. Pickens, P.C.
Post Office Box 59372
Birmingham, AL 35259
MAP# 15-0114

Shelby County, AL 06/25/2015
State of Alabama
Deed Tax: \$12.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ruth Nichols Grantee's Name Sterrett-Vandiver Water
Mailing Address 105 Gibbs-Kelly Rd Mailing Address System, INC.
ODENVILLE, AL 35120 P.O. BOX 220
STERRETT, AL 35147

Property Address 25 OLD Mill Rd Date of Sale 6-16-2015
Sterrett, AL 35147 Total Purchase Price \$ 12,000.00
Parcel # or
05 4 19 3 003 001.000 Actual Value \$
or
Assessor's Market Value \$

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


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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 6-16-2015

Print Ruth Nichols

☐ Unattested

Sign

Ruth Nichols

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1