

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Thomas Shelton Cowan
154 Pecan Lane, Helena, Alabama 35080

Know all men by these presents:

That in consideration of One Hundred Forty Six Thousand and No/100 Dollars (\$146,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Helen Nickerson, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Thomas Shelton Cowan (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

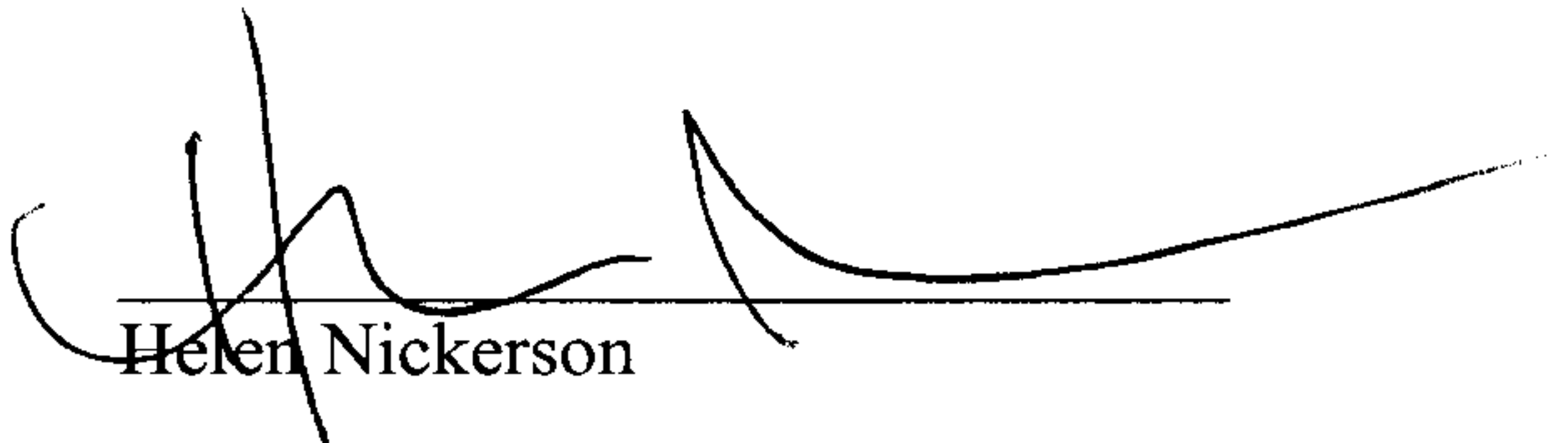
**Lot 3, according to the Survey of Pecan Grove, as recorded in Map Book 28, Page 11,
in the Probate Office of Shelby County, Alabama.**

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$ 149,139.00 of the purchase price was obtained by a purchase money mortgage filed 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 persons.

IN WITNESS WHEREOF We have hereunto set our hand(s) and seal(s), this 2nd day of July, 2015.


Helen Nickerson

STATE OF ALABAMA

COUNTY Shelby

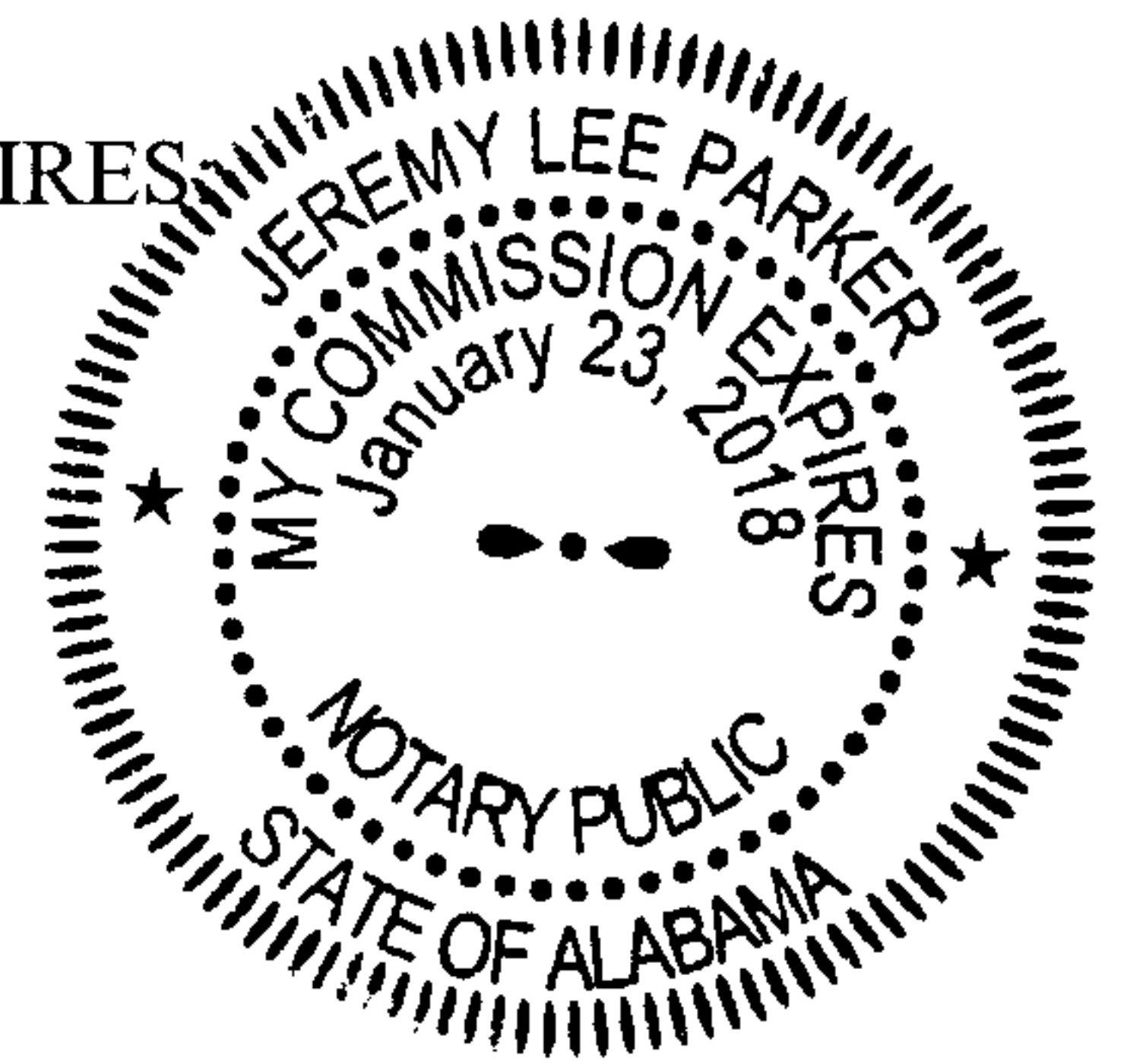
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Helen Nickerson, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2015.


NOTARY PUBLIC
MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216




20150716000242820 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/16/2015 01:57:31 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	<u>Helen Nickerson</u>	Grantee's Name	<u>Thomas Shelton Cowan</u>
Mailing Address	<u>154 Pecan Lane</u> <u>Helena, Alabama 35080</u>	Mailing Address	<u>1800 Crabtree Rd Apt 502</u> <u>Tuscaloosa, AL 35405</u>
Property Address	<u>154 Pecan Lane</u> <u>Helena, Alabama 35080</u>	Date of Sale	<u>July 10, 2015</u>
		Total Purchase Price	<u>\$74,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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).

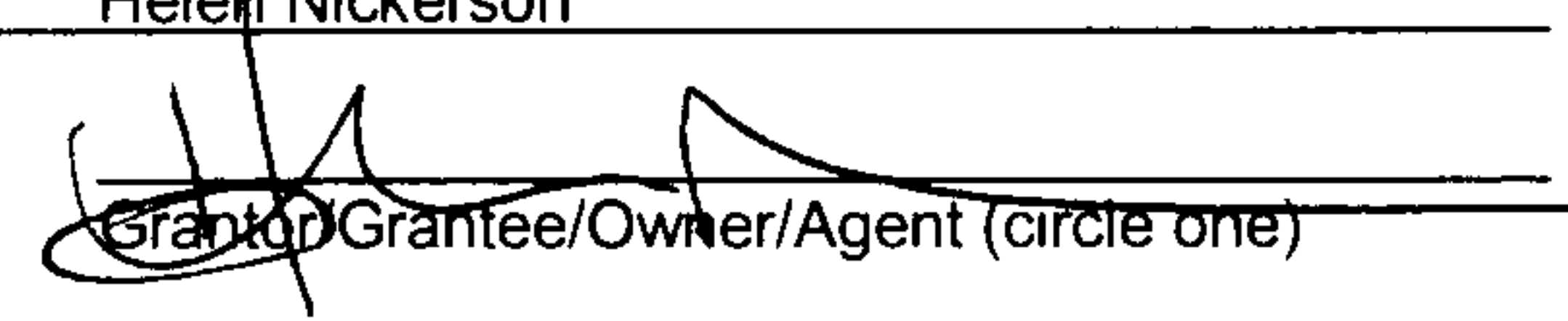
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-2, 2015

____ Unattested

____ (verified by)

Print: Helen Nickerson

Sign: 
(Grantor/Grantee/Owner/Agent (circle one))

Form RT-1



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