

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned James Nelson and Joni Nelson as Trustees under The Nelson Living Trust dated July 25, 2005 (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto James Nelson and Joni Nelson as individuals (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Tract 1, according to the Final Plat of McGregor's Cabin as recorded in Map Book 36, Page 50, in the Office of the Probate Judge of Shelby County, Alabama.

This deed is executed pursuant to the revocation of The Nelson Living Trust dated July 25, 2005. The deed conveying the above described property to said Trust erroneously states that the Trust is dated 12/09/05. The correct date of the Trust is July 25, 2005.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

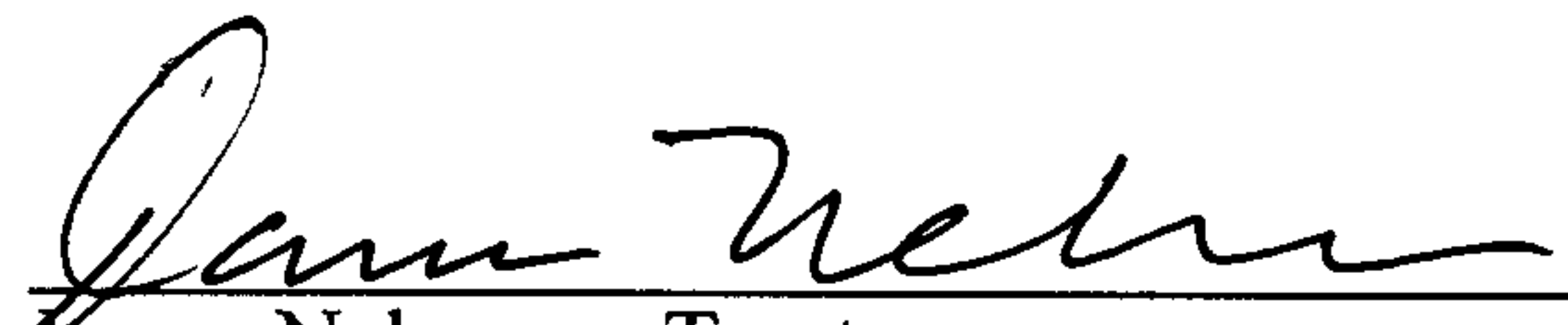
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

Shelby County, AL 08/31/2015
State of Alabama
Deed Tax: \$73.00


20150831000302860 1/3 \$94.00
Shelby Cnty Judge of Probate, AL
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that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of August, 2015.


James Nelson as Trustee


Joni Nelson as Trustee

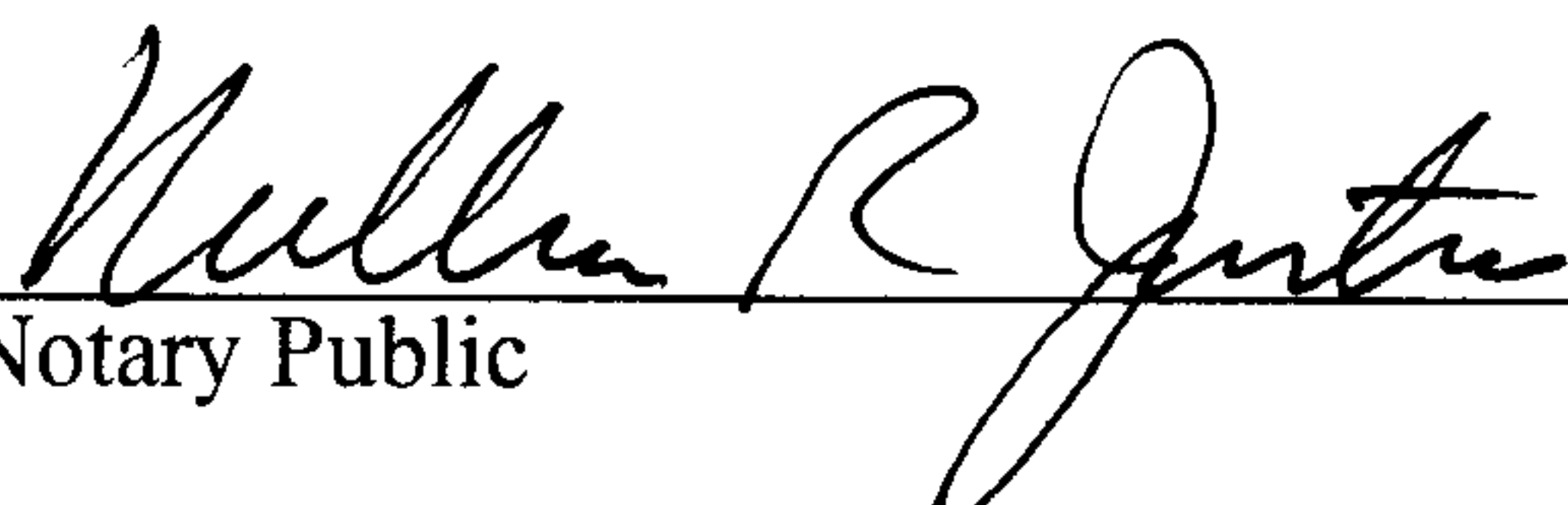
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Nelson and Joni Nelson, as Trustees under The Nelson Living Trust dated July 25, 2005, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily and with full authority as Trustees for said Trust on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2015.




Notary Public


20150831000302860 2/3 \$94.00
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Real Estate Sales Validation Form

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

Grantor's Name Nelson Living Trust
Mailing Address 2307 Hwy 331
Columbiana, AL 35051

Grantee's Name James & Joni Nelson
Mailing Address 2307 Hwy 331
Columbiana, AL 35051

Property Address 2307 Hwy 331
Columbiana, AL 35051

Date of Sale 8-27-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 72,720

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

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 8-27-15

Print James Nelson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1