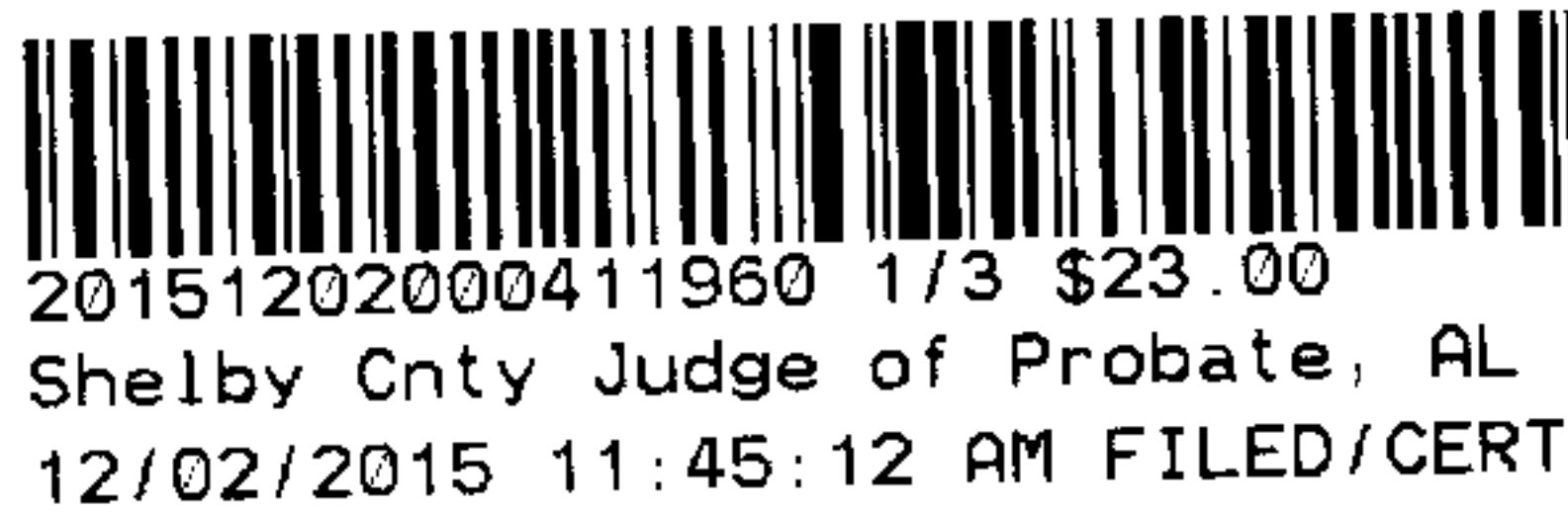


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



_____[Space Above This Line For Recording Data]_____
WARRANTY DEED
Joint tenants with right of survivorship

Shelby County, AL 12/02/2015
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Nine Thousand, Nine Hundred and no/100's Dollars (\$149,900.00)** to the undersigned,

Michael A. Nipp and Elizabeth Ashley Nipp, husband and wife

(hereinafter referred to as grantors), in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Janine McDaniel and Marvin McDaniel

(hereinafter referred to as grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Map of Carriage Hill, Phase I, as recorded in Map Book 13, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama, and including a part of Lot 11, according to the Map of Carriage Hill, Phase I, as recorded in Map Book 13, Page 31 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said Lot 11, thence in a southerly direction along the Westerly line of said Lot 11, a direction of 22.0 feet to the Point of Beginning; thence continue along last described course, a distance of 108.31 feet to the southwest corner of said Lot 11; thence 169 degrees, 25 minutes, 56 seconds left in a northeasterly direction, a distance of 48.86 feet; thence 5 degrees 43 minutes 40 seconds left in a northeasterly direction a distance of 23.70 feet; thence 21 degrees, 29 minutes, 02 seconds left in a northwesterly direction, a distance of 38.27 feet to the Point of Beginning.

Subject to:

- 1. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 5. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 13, Page 31.**

7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto and any representation as to the present ownership of any such interests. Leases, grants, exceptions or reservations of interests.

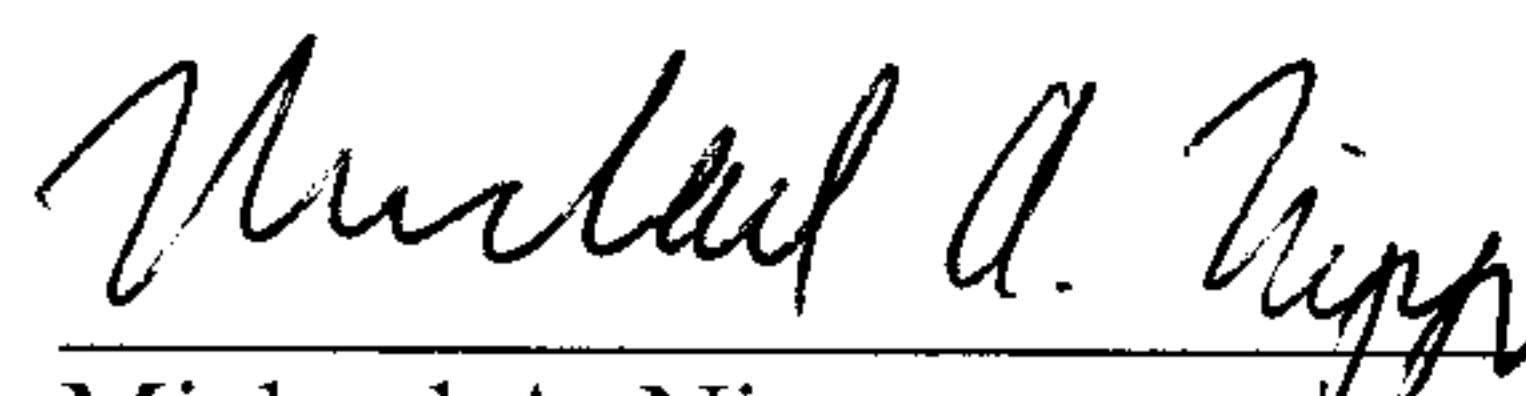
\$147,184.00 of the above consideration is paid by that Purchase Money Mortgage filed simultaneously herewith.

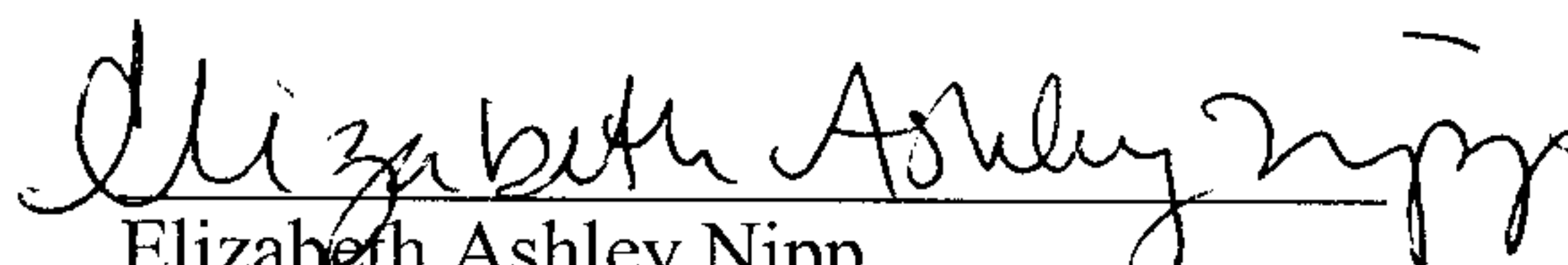
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 my hand and seal, this the 20th day of November, 2015.

WITNESS:


Michael A. Nipp


Elizabeth Ashley Nipp

STATE OF ALABAMA
SHELBY COUNTY

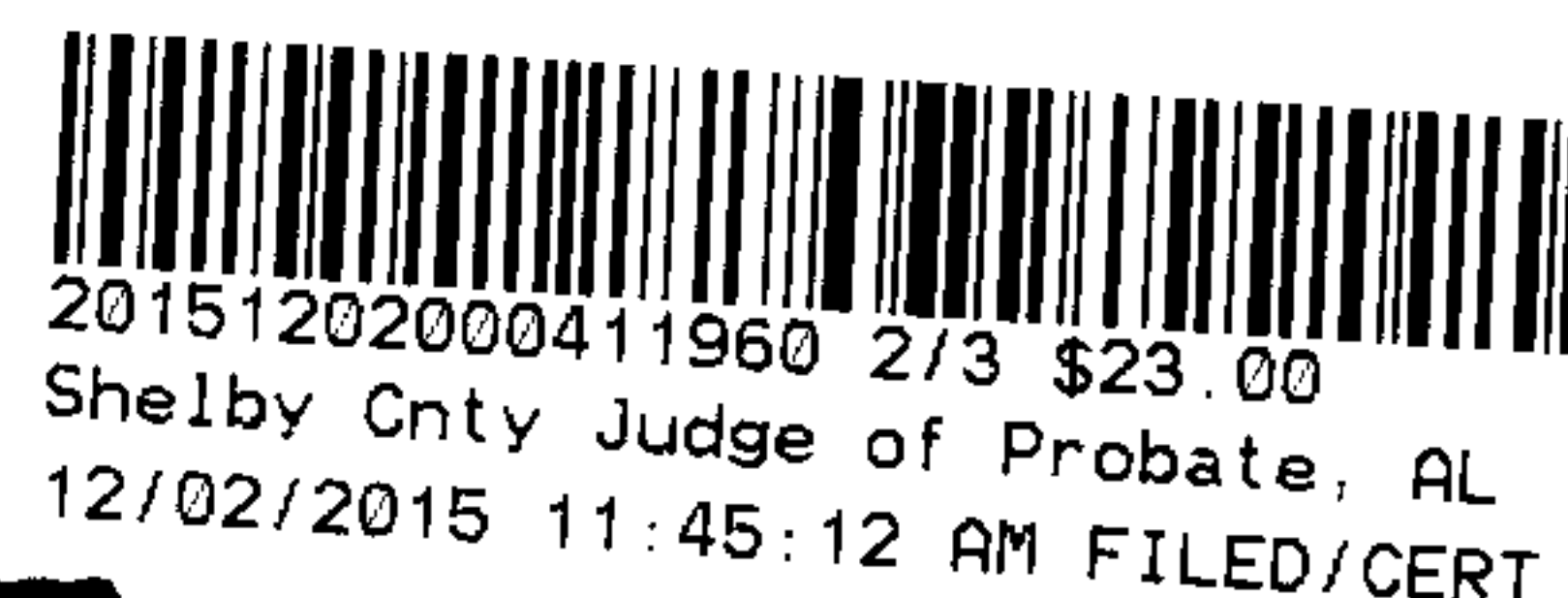
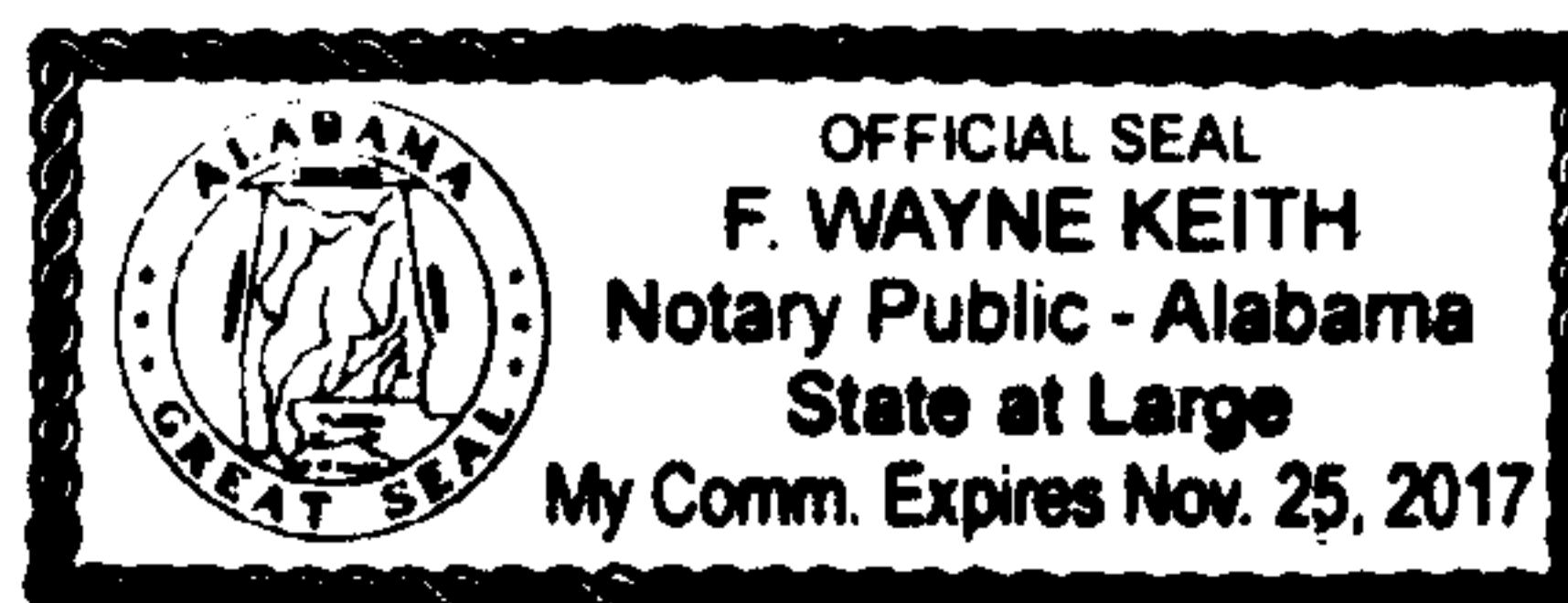
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Michael A. Nipp and Elizabeth Ashley Nipp, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of November, 2015.



Notary Public

SEND TAX NOTICE TO:
Michael A. Nipp
105 Carriage Drive
Maylene, Alabama 35144



Real Estate Sales Validation Form

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

Grantors' Name: Michael A Nipp
Elizabeth Ashley Nipp

Mailing Address : 3512 Wyngate Trace
Birmingham, AL 35242

Grantee's Name: Marvin McDaniel
Janine McDaniel

Mailing Address: 105 Carriage Drive
Maylene, AL 35114

Property Address: 105 Carriage Drive
Maylene, AL 35114

Date of Transfer: November 20, 2015

Total Purchase Price \$149,900.00

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
x	Sales Contract	Other
x	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.

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: November 20, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1



20151202000411960 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/02/2015 11:45:12 AM FILED/CERT