

WARRANTY DEED

State of Alabama

Send Tax Notice to: EPH 2 ASSETS, LLC
8300 N. Mopac Expressway, Suite 200, Austin
TX. 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED AND THIRTY NINE THOUSAND and No/00 Dollars (\$139,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **William David Nichols, an Unmarried Man**, mailing address 119 Holland Trail, Pelham, AL, 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **EPH 2 ASSETS, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 205, according to the Survey of the Lakes at Hidden Forest, Phase 2, as recorded in Map Book 37, Page 122 A&B, in the Probate Office of Shelby County, Alabama.

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

Parcel Number: 23-7-35-0-004-050.000

Property Address: 208 Hillcrest Dr., Montevallo, AL, 35115

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 I/We have hereunto set my/our hand(s) and seal(s), this 30th day of June, 2016.

William David Nichols
William David Nichols

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William David Nichols, whose name(s) is/are unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2016.



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/31/18

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



20160706000232920 2/3 \$160.00
Shelby Cnty Judge of Probate, AL
07/06/2016 08:34:32 AM 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 WILLIAM D. NICHOLS
Mailing Address 119 HOLLAND TRAIL
PELHAM, AL 35124

Grantee's Name EPH 2 ASSETS, LLC
Mailing Address 8300 N. Mopac
Expressway, Suite 200
Austin, TX 78759

Property Address 208 HILLCREST DRIVE
MONTEVALLO, AL 35115

Date of Sale 6-30-2016
Total Purchase Price \$ 139,000.00
or
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
X 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 6-30-16

Print William D. Nichols

Unattested (verified by)

Sign David Nichols (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

