

Send tax notice to:  
William D. Nichols  
119 Holland Trail  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**20160729000268200**  
**07/29/2016 03:39:11 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Seven Thousand and 00/100 Dollars (\$157,000.00) in hand paid to the undersigned, Mark C. Kinney, a married man and Jo Ann H. Kinney, an unmarried woman (hereinafter referred to as "Grantors"), by William D. Nichols (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc. and filed for record as Instrument No. 20050426000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$154,156.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor, Mark C. Kinney, nor the homestead of his spouse.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is 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, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

20160729000268200 07/29/2016 03:39:11 PM DEEDS 2/3  
IN WITNESS WHEREOF, Grantors have set their signature and seal on this the  
29th day of July, 2016.

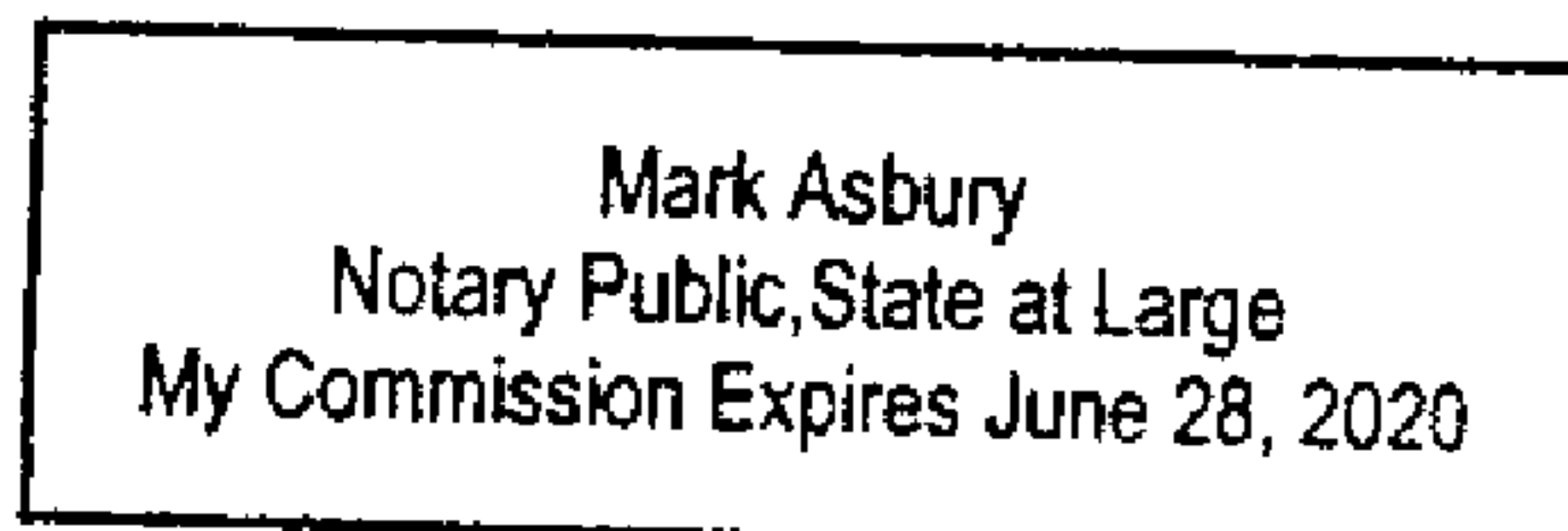
Mark C. Kinney  
Mark C. Kinney

Jo Ann H. Kinney by her Attorney in fact  
Jo Ann H. Kinney, by her attorney in  
fact, Mark C. Kinney Mark C. Kinney

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Mark C. Kinney, a married man, whose name is signed to the foregoing  
instrument, and who is known to me, acknowledged before me on this day, that, being  
informed of the contents of the said instrument, he executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this the 29 day of July, 2016.

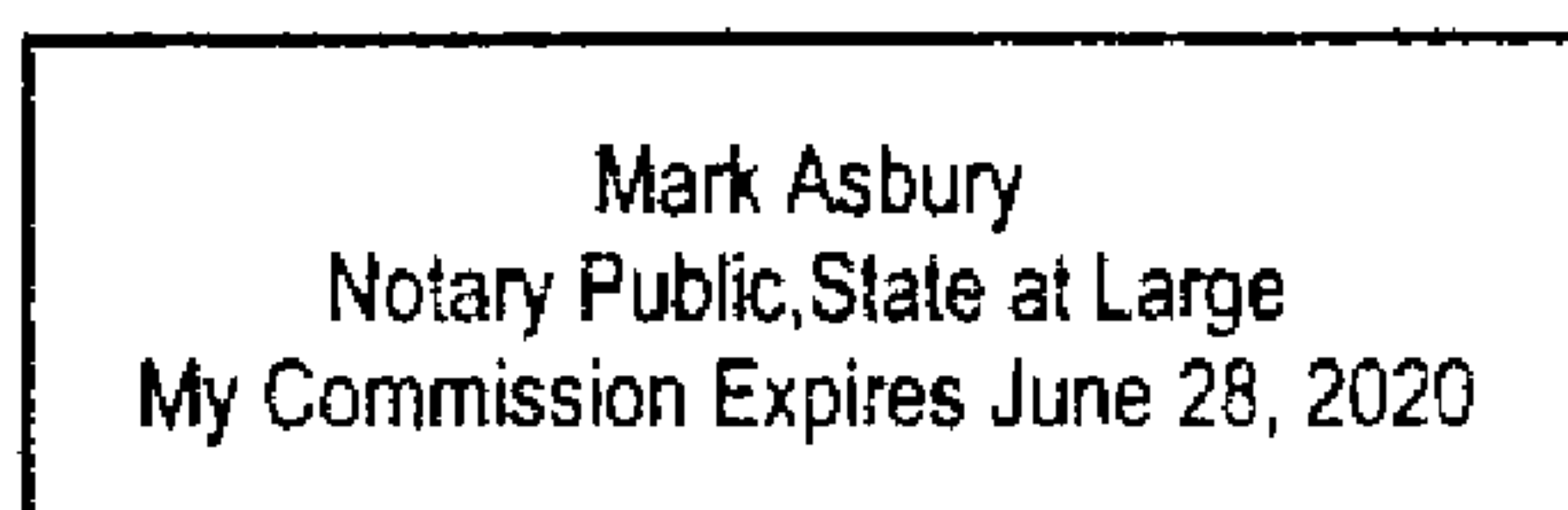


Mark Asbury  
Notary Public  
Print Name: Mark Asbury  
Commission Expires: 6-28-20

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Mark C. Kinney whose name as attorney in fact for Jo Ann H. Kinney, an  
unmarried woman, whose name is signed to the foregoing instrument, and who is known  
to me, acknowledged before me on this day, that, being informed of the contents of the  
said instrument, he in his capacity as such attorney in fact and with full authority,  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of July, 2016.



Mark Asbury  
Notary Public  
Print Name: Mark Asbury  
Commission Expires: 6-28-20

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

Grantor's Name  
Mailing Address

Mark C Kinney  
Jo Ann H Kinney  
2069 Arbor Hill Pike  
Anniston AL 36204

Grantee's Name  
Mailing Address

W. Iham D Nichols  
119 Holland Trail  
Pelham AL 35264

Property Address

119 Holland Trail  
Pelham AL 35264

Date of Sale

Total Purchase Price \$

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  
☒ 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 7/29/16

Print Mark Asbury

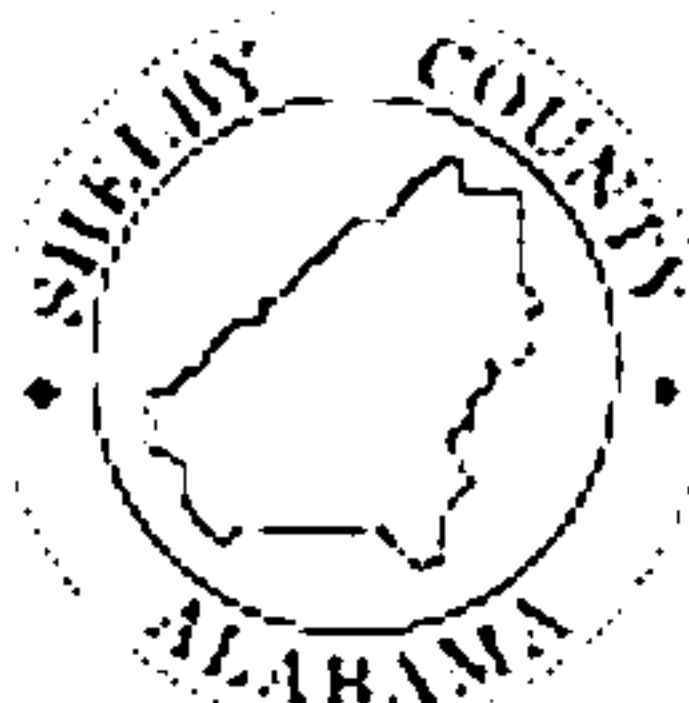
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2016 03:39:11 PM  
\$24.00 CHERRY  
20160729000268200

*[Signature]*