

This Instrument was Prepared by:

Send Tax Notice To: Scott Pope

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

130 Hwy 71
Shelby AL 35143

File No.: S-16-23276

WARRANTY DEED

20161004000363520 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
10/04/2016 01:38:30 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jimmy L. Nix and Eva M Nix**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scott Pope**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of Sept, 2016.

Jimmy L. Nix
Jimmy L. Nix

Eva M. Nix
Eva M Nix

Shelby County, AL 10/04/2016
State of Alabama
Deed Tax: \$30.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jimmy L. Nix and Eva M Nix, 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 he/she/they executed the same voluntarily on the day the same bears date.

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

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A part of the SW 1/4 of the SE 1/4 of Section 15, Township 24 South, Range 15 East, more particularly described as follows: Commence at the SW corner of Section 15, Township 24 South, Range 15 East, and run thence East with the section line for a distance of 2,628.85 feet to an iron pin at the Southwest corner of the SW 1/4 of the SE 1/4 of said section; thence with a deflection angle to the left of 88 degrees 01 minute 42 seconds run northerly a distance of 832.01 feet to the point of beginning which is the Southwest corner of Lot No. 6 as shown on a survey of Reese E. Mallette, Jr., Land Surveyor, Alabama License No. 2950, dated September, 1970; thence continue in the same direction a distance of 166.40 feet to the Northwest corner of said Lot No. 6; thence turn to the right and run easterly parallel with the southern boundary of said 1/4-1/4 section a distance of 330.00 feet to a point, which point is the Northeast corner of said Lot No. 6; thence turn right and run southerly parallel with the western boundary of the lot herein conveyed a distance of 166.24 feet to a point, which said point is the Southeast corner of said Lot No. 6; thence turn to the right and run westerly parallel with the southern boundary of said 1/4-1/4 section a distance of 330.00 feet to the point of beginning.

There is reserved across the eastern 30 feet of the herein described property, an easement for ingress and egress to be used by grantors and grantees in connection with access to the other property located in said 1/4-1/4 section and grantors and grantees herein do hereby create and establish over each of said Lots 1 through 8, inclusive, a 30 foot easement over the East 30 feet of each of said lots in favor of grantors, grantees, their heirs, successors and assigns.

PARCEL II:

A part of the SW 1/4 of the SE 1/4 of Section 15, Township 24 North, Range 15 East, more particularly described as follows: Commence at the SW corner of Section 15, Township 24 North, Range 15 East and run thence East along the South boundary of said section for a distance of 2,628.85 feet to an iron pin at the SW corner of Lot #1 according to a survey of Reese E. Mallette, Jr., Land Surveyor, Alabama License #2950, dated September 1970; thence turn an angle of 88 degrees 01 minute 42 seconds to the left and run northerly a distance of 998.41 feet to the point of beginning, which said point of beginning is the SW corner of Lot #7 according to said survey of Reese E. Mallette, Jr; thence continue in the same direction a distance of 166.4 feet to a point; thence turn an angle to the right of 88 degrees 15 minutes 07 seconds and run easterly a distance of 330 feet to a point; thence turn to the right an angle of 91 degrees 44 minutes 53 seconds and run southerly a distance of 156.48 feet to a point on the northeasterly right of way line of a county road; thence continue in the same direction a distance of 9.76 feet to the SE corner of Lot #7 according to said survey of Reese E. Mallette, Jr; thence turn to the right and run westerly a distance of 330 feet to the point of beginning.

LESS AND EXCEPT, property sold in Inst. No. 2013011400001770, Probate Office, Shelby County, Alabama.


20161004000363520 2/3 \$51.00
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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 Jimmy L. Nix
Eva M Nix
Mailing Address 2552 Mooney Rd
Columbiana AL 35057
Property Address 866 Highway 71
Shelby, AL 35143

Grantee's Name Scott Pope
Mailing Address 130 Hwy 71
Shelby AL 35143
Date of Sale September 28, 2016
Total Purchase Price \$30,000.00
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	☐ 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 of 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 September 29, 2016

Print Jimmy L. Nix

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1