

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kory Lane Nicholas
1339 Sequoia Trail
Alabaster, AL 35007

GENERAL WARRANTY DEED

20161025000391750

10/25/2016 09:32:28 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$189,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Jackie Dunnaway, as Personal Representative of the Estate of Timothy Golden, deceased, Shelby County, Probate Case #PR-2016-000719**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Kory Lane Nicholas** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1, according to the Map and Survey of Navajo Hills, 8th Sector, recorded in Map Book 9, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: Timothy Golden was the surviving grantee of that certain deed recorded in Instrument #2002-11003; the other grantee, Dorothy Golden having died on or about May 17, 2004.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Seventy-Nine Thousand Four Hundred Fifty-Five And No/100 Dollars (\$179,455.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 17, 2016.

**Estate of Timothy Golden, deceased, Shelby County
Probate Case No. PR-2016-000719**

Jackie Dunnaway, Personal Representative
Jackie Dunnaway, Personal Representative

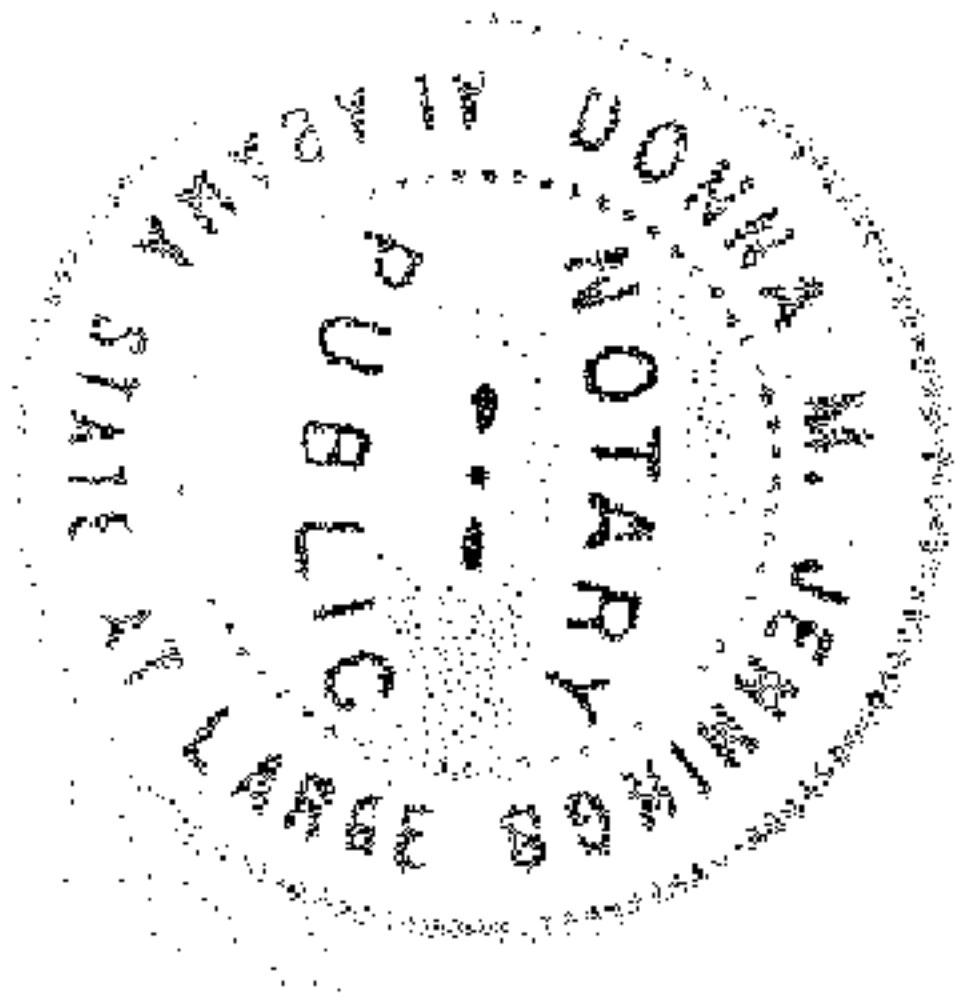
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Jackie Dunnaway**, as **Personal Representative for the Estate of Timothy Golden, deceased, Shelby County Probate Case No. PR-2016-000719** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she, in his/her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 17th day of **October, 2016**.

Donna M. Jennings
Notary Public

My commission expires: 11/30/2019



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Timothy Golden,
deceased, Shelby County, Probate
Case #PR-2016-000719

Grantee's Name Kory Lane Nicholas

Mailing Address 1339 Sequoia Trail
Alabaster, AL 35007

Mailing Address 1339 Sequoia Trail
Alabaster, AL 35007

Property Address 1339 Sequoia Trail
Alabaster, AL 35007

Date of Sale October 17, 2016
Total Purchase Price \$188,900.00

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 - Estate of Timothy Golden, deceased, Shelby County, Probate Case
#PR-2016-000719, 1339 Sequoia Trail, Alabaster, AL 35007.

Grantee's name and mailing address - Kory Lane Nicholas, 1339 Sequoia Trail, Alabaster, AL 35007.

Property address - 1339 Sequoia Trail, Alabaster, AL 35007

Date of Sale - October 17, 2016.

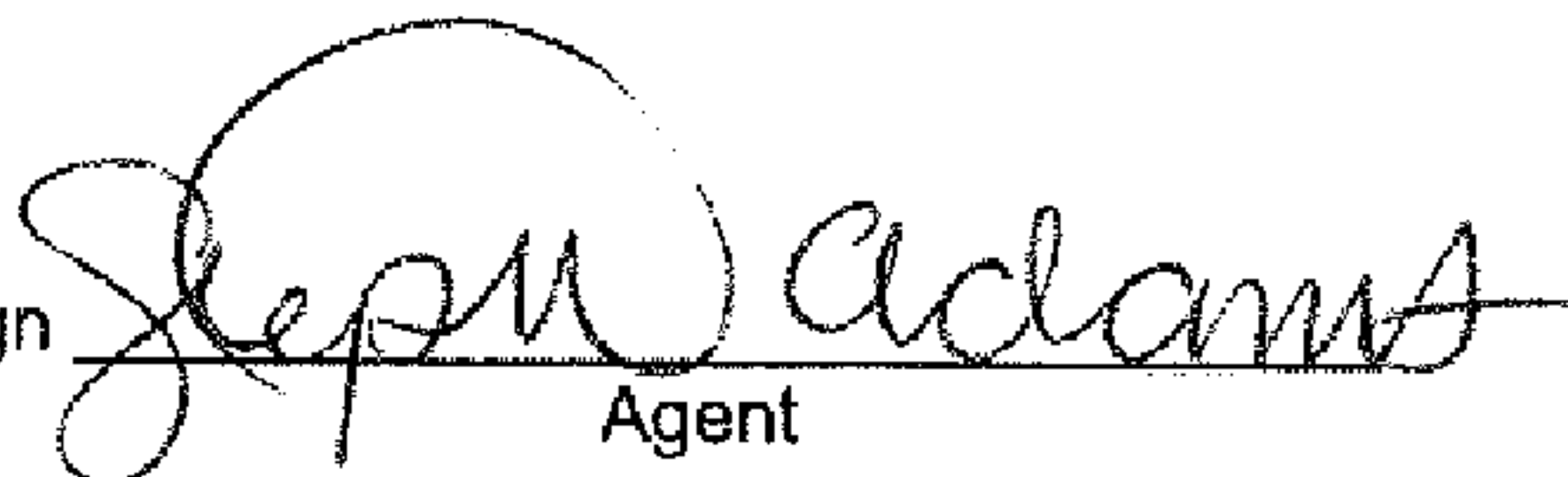
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

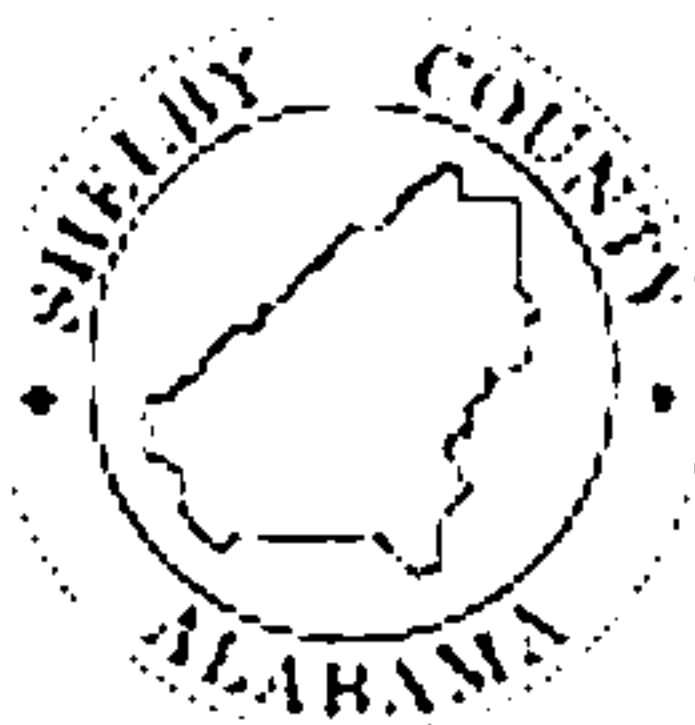
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: October 17, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/25/2016 09:32:28 AM
\$28.50 DEBBIE
20161025000391750

