


This instrument was prepared by  
**William G. Barnes**  
5708 Lazy Brooke Court  
Pinson, Alabama 35126  
FOR NREIS

Send Tax Notice To:  
**William F. Nahrgang, Jr. and Brandi L. Nahrgang**  
4167 Old Cahaba Parkway  
Helena, Alabama 35080

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
20170202000041130 1/2 \$61.50  
Shelby Cnty Judge of Probate, AL  
02/02/2017 01:30:23 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **TWO HUNDRED SEVENTEEN THOUSAND AND 00/100 (\$217,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**BRIAN GILLILAND AND KIMBERLY GILLILAND, HUSBAND AND WIFE**  
(herein referred to as grantors) do, grant, bargain, sell and convey unto

**WILLIAM F. NAHRGANG, JR., AND BRANDI L. NAHRGANG**  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 1813 ACCORDING TO THE SURVEY OF OLD CAHABA V, FIRST ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO TAXES.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

**\$ 173,600.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY 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 grantee 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 from 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 our hands and seals, this 31<sup>st</sup> day of January, 2017.

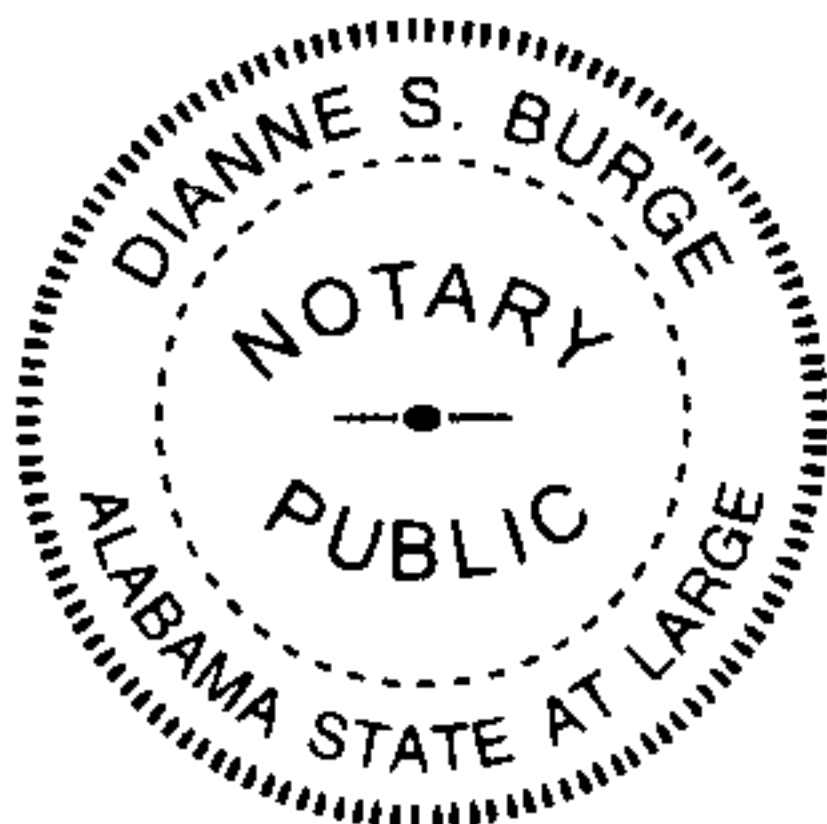
 (SEAL)  
**BRIAN GILLILAND**

 (SEAL)  
**KIMBERLY GILLILAND**

**STATE OF ALABAMA  
COUNTY OF ~~DEKALB~~ Shelby**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BRIAN GILLILAND AND KIMBERLY GILLILAND, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 official seal this the 31 day of January, 2017.



  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: \_\_\_\_\_

*My Commission Expires*  
**May 24, 2017**

Shelby County, AL 02/02/2017  
State of Alabama  
Deed Tax: \$43.50

## Real Estate Sales Validation Form

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

Grantor's Name	Brian Gilliland Kimberly Gilliland	Grantee's Name	William F. Nahrgang Jr Brandi L. Nahrgang
Mailing Address	4167 Old Cahaba Pkwy. Helena, 35080 35080	Mailing Address	4167 Old Cahaba Pkwy. Helena, AL 35080
Property Address	4167 Old Cahaba Pkwy. Helena, AL 35080	Date of Sale	January 31, 2017
		Total Purchase Price	\$217,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 January 31, 2017

Print Amy L Burge

☐ Unattested

Sign

(verified by)

Amy L Burge  
(Grantor/Grantee/Owner/Agent) circle one

20170202000041130 2/2 \$61.50  
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Form RT-1