

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Eric Nichols
Rachael Nichols

20170222000062850
02/22/2017 11:48:49 AM
DEEDS 1/3

8135 Weatherstone Cir
Bessemer, AL 35022

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Jefferson County

} Know All Men by These Presents:

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **New Centennial Realty, LLC**, whose mailing address is 2505 Best River Rd. Bk AL 35214 AL 35216 (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto **Eric Nichols and Rachael Nichols**, whose mailing address is 8135 Weatherstone Cir Bessemer AL 35022 (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson, County, Alabama, **the address of which is Lot 3 Bridgewater Dr., Bessemer, AL;** to wit;

LOT 3, OF SMITH'S ADDITION TO BRIDGEWATER DRIVE, AS RECORDED IN MAP BOOK 46, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Reservation of mineral and mining rights in instrument recorded in Deed Book 127, Page 140 together with the appurtenant rights to use the surface.

Easement to Alabama Power Company, as set forth in the instrument recorded in Deed Book 119, Page 552, in the Probate Office of Shelby County, Alabama.

Easement in favor of Alabama Power Company recorded December 14, 2009, in Official records Document No. 20091214000457840 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its
Its: Member By: Gary Smith II, who is authorized to
execute this conveyance, has hereto set its signature and seal, this the 21st day of
February, 2017.

NEW CENTENNIAL REALTY, LLC

By: Gary Smith II
Its: [Signature]

State of Alabama

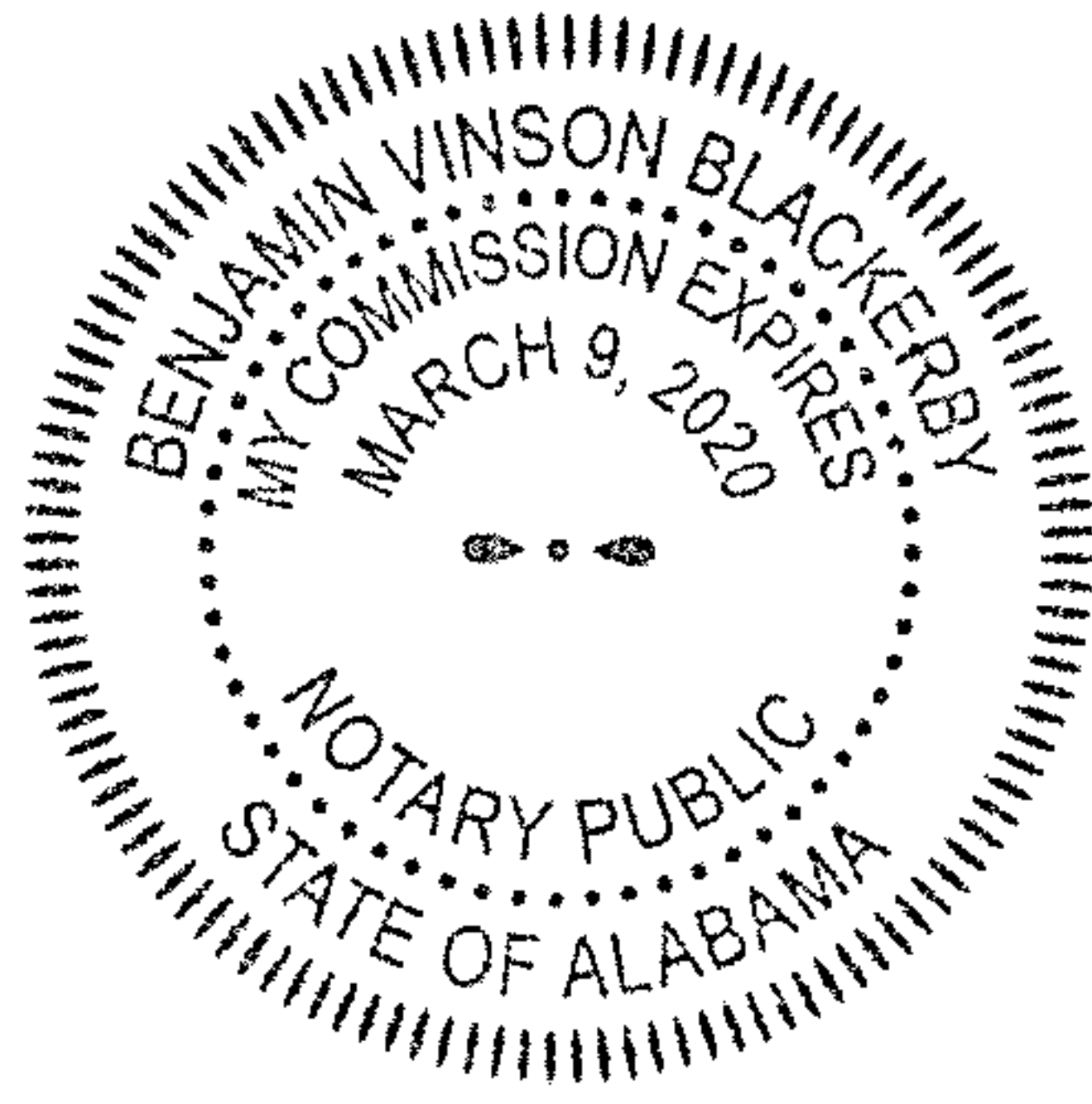
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that By: Gary Smith II whose name as Its: Member of New Centennial Realty, LLC 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/they as such Its: Member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of February, 2017.

[Signature]
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

20170222000062850 02/22/2017 11:48:49 AM DEEDS 3/3

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

Grantor's Name New Centennial Realty, LLC
Mailing Address 3505 Bent River Rd, Birmingham, AL 35216
Property Address Lot 3 Bridgewater Dr., Bessemer, AL

Grantee's Name Eric Nichols
Mailing Address Rachael Nichols, 8135 Weatherstone Cir, Bessemer, AL 35222

Date of Sale February 21, 2017
Total Purchase Price \$135,000.00
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
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 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).

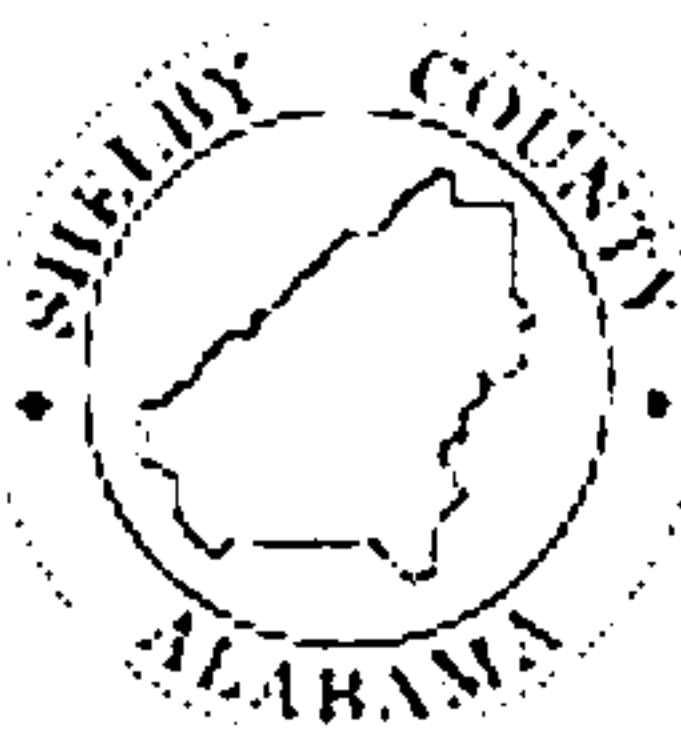
Date February 21, 2017

Unattested

Signature (verified by)

Print Janet Friedman, New Centennial Realty, LLC
Sign (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
02/22/2017 11:48:49 AM
\$71.00 CHERRY
20170222000062850

Signature