



20170224000065970 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:45:37 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

TOMMY ALLEN FRENCH, ATTORNEY AT LAW, LLC
418 Main Street, Suite 100
Trussville, Alabama 35173
(205) 508-5900

Send Tax Notice to:
William D. and Stacy S. Nesbitt
2134 Highway 109
Wilsonville, AL 35186

STATE OF ALABAMA) **WARRANTY DEED WITH JOINT RIGHTS**
COUNTY OF SHELBY) **OF SURVIVORSHIP**

FOR AND IN CONSIDERATION of Ten Dollars no/100 (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees hereinafter named, the receipt and sufficiency whereof is hereby acknowledged, **CHARLES D. NESBITT and JANE J. NESBITT, Husband and Wife, and WILLIAM D. NESBITT and STACY S. NESBITT, Husband and Wife** as Grantors, does hereby grant, bargain, sell and convey unto **WILLIAM D. NESBITT and STACY S. NESBITT, Husband and Wife**, as Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

The land with all the buildings and improvements thereon, situated at 2134 Hwy. 109, Town of Wilsonville, Shelby County, State of Alabama, said premises being further described as follows:

Lot 1-A of Resurvey Nesbitt Family Subdivision as recorded in Map Book 47 Page 2 Instrument Number 20161116000422220, in the Office of the Judge of Probate of Shelby County, Alabama being a Resurvey of Lots 1, 2 and 3, Nesbitt Family Subdivision as recorded in Map Book 30, Page 147 in the Office of the Judge of Probate, Shelby County, Alabama.

Also a 15 foot easement for ingress and egress, described as follows: Commence at the Southeast corner of the Northwest Quarter of the Southeast Quarter, Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 0° 36' 47" West for 149.35 feet, to the centerline of County Road 109; thence run 76° 06' 32" West along the centerline of said County Road 109 for 116.63 feet to the point of beginning of said 15 foot easement being 7.50 feet to both sides of the following courses: thence run North 16° 52' 08" East for 84.21 feet; thence run North 24° 41' 43" East for 146.10 feet; thence run North 6° 06' 43" East for 72.90 feet; thence run North 0° 10' 51" West for 127.71 feet; thence run North 8° 11' 27" East for 106.11 feet; thence run North 5° 42' 08" West for 375.38 feet; thence run North 18° 14' 03" West for 35.70 feet to the end of said 15 foot easement.

Source of Title: Document Number: 20030204000065860 as recorded in the Shelby County Judge of Probate Office.

\$ _____ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 the Grantors do for themselves and for their heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will and their 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, the Grantors have hereunto set ~~his~~ hand and seal on this the 27 day of December, 2016.

Charles D. Nesbitt (L.S.)
CHARLES D. NESBITT, Grantor


STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Julie Crosier, a Notary Public in and for said County and State, do hereby certify that CHARLES D. NESBITT, husband, 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 executed the same on the date the same bears ~~date~~.

Sworn and subscribed to before me on this the 27 day of December, 2016.

Julie Crosier
Notary Public - State at Large
My commission expires JAN 17 2018


20170224000065970 2/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:45:37 PM FILED/CERT

 (L.S.)
JANE J. NESBITT, Grantor


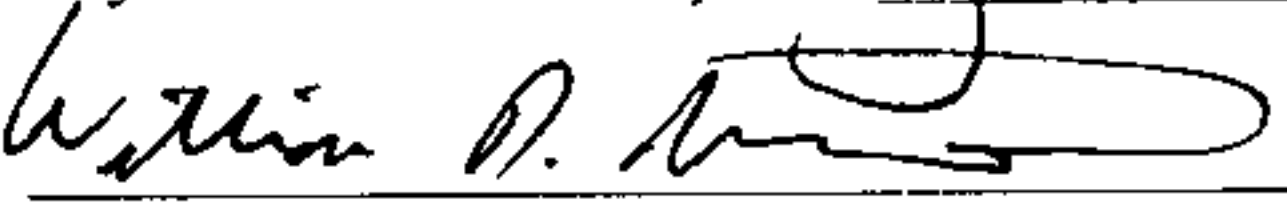
STATE OF ALABAMA)

ACKNOWLEDGEMENT

COUNTY OF SHELBY)

I, Julie Crosier, a Notary Public in and for said County and State, do hereby certify that JANE J. NESBITT, Wife, 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, she executed the same on the date the same bears date.

Sworn and subscribed to before me on this the 27 day of December, 2016.


Notary Public - State at Large
My commission expires JAN 17 2018
 (L.S.)
WILLIAM D. NESBITT, Grantor


STATE OF ALABAMA)

ACKNOWLEDGEMENT

COUNTY OF SHELBY)

I, Julie Crosier, a Notary Public in and for said County and State, do hereby certify that WILLIAM D. NESBITT, 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 executed the same on the date the same bears date.

Sworn and subscribed to before me on this the 27 day of December, 2016.


Notary Public - State at Large
My commission expires JAN 17 2018



20170224000065970 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:45:37 PM FILED/CERT

Stacy S. Nesbitt (L.S.)
STACY S. NESBITT, Grantor

STATE OF ALABAMA)


ACKNOWLEDGEMENT

COUNTY OF SHELBY)

I, Julie Crosier, a Notary Public in and for said County and State, do hereby certify that STACY S. NESBITT, 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, she executed the same on the date the same bears date.

Sworn and subscribed to before me on this the 27 day of December, 2016.

Julie Crosier
Notary Public - State at Large
My commission expires Jan 17 2018


20170224000065970 4/5 \$30.00
Shelby Cnty Judge of Probate, AL
02/24/2017 02:45:37 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Charles, Jan, William, Stacy
Mailing Address West

Grantee's Name William & Stacy S.
Mailing Address West

2134 Hwy 109
West - 150 - 191 - AL
35186

Property Address 2134 Hwy 109
West - 150 - 191 - AL
35186

2134 Hwy 109
West - 150 - 191 - AL
35186

Date of Sale 12/22/16
Total Purchase Price \$

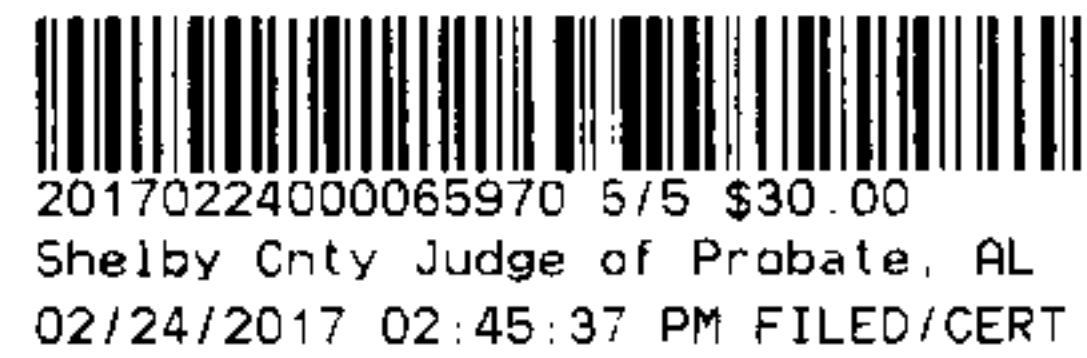
or
Actual Value \$ 254,375.00

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 _____

Print Richard Greene

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1