



20170316000088860 1/6 \$107.50
 Shelby Cnty Judge of Probate, AL
 03/16/2017 11:43:43 AM FILED/CERT

This Instrument Was Prepared By:
 Christopher R. Smitherman, Attorney At Law
 Post Office Box 261
 Montevallo, Alabama 35115
 (205) 665-4357
 Montevallo, AL 35115

Send Tax Notice:
 Brianna Brook White Seals and
 James Cody Seals
 770 Hwy 221
 Montevallo, AL 35115

STATE OF ALABAMA)
)
 SHELBY COUNTY) STATUTORY WARRANTY DEED
 JOINT TENANCY
 WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty Five Thousand & 00/100 Dollars (\$25,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Barry L. Hicks and Nancy Hicks Johnson, signing as sole heirs at law of Evelyn Hicks having died on or about the 15 day of May** hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Brianna Brook White Seals and James Cody Seals (a married couple)**, hereinafter called "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 **Shelby County, Alabama**, to wit:

SEE EXHIBIT A and supporting affidavits marked Exhibit B

Note: This property was not homestead for Grantors. This purchase is secured by a purchase money mortgage dated the 2nd day of March, 2017 in favor of James Cary White in amount of \$35000.00.
 TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 2nd day of MARCH, 2017 at 705 West Street Montevallo, AL 35115.

GRANTORS

Shelby County, AL 03/16/2017
 State of Alabama
 Deed Tax: \$52.50

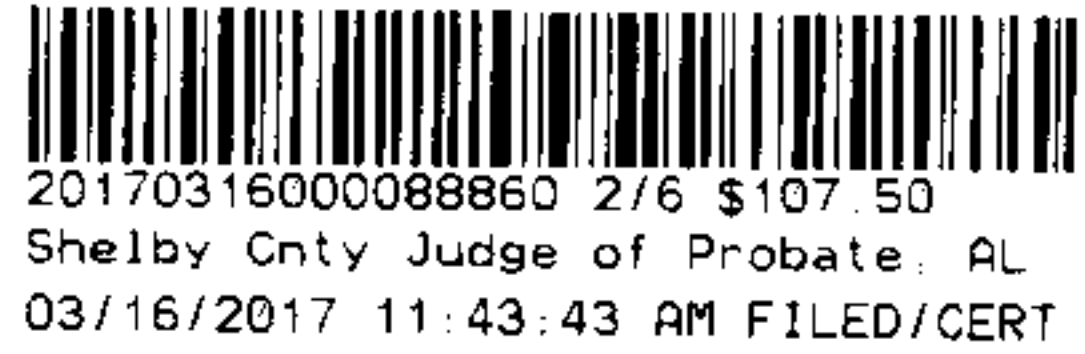
Barry L. Hicks (L.S.)
 Barry L. Hicks heir at law
 Of Evelyn Hicks (deceased)

STATE OF ALABAMA)
)
 SHELBY COUNTY) ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Barry L. Hicks, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2 day of March, 2017.

Angela Tubbs
Notary Public
MCE 8/22/20



Nancy Hicks Johnson (L.S.)
Nancy Hicks Johnson heir at law of
Evelyn Hicks (deceased)

STATE OF ALABAMA

)

ACKNOWLEDGMENT

SHELBY COUNTY

)

I, Angela Tubbs, a Notary Public for the State
at Large, hereby certify that the above posted name, *Nancy Hicks Johnson*, which is signed to
the foregoing Deed, who is known to me, acknowledged before me on this day that, being
informed of the contents of the Deed, that said person executed the same voluntarily on the day
the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2nd day of
March, 2017.

Angela Tubbs
Notary Public
MCE 8/22/20

Exhibit A

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 section and run North 86 degrees 41 minutes East 323.4 feet; thence run North 14 degrees 04 minutes West 1055.34 feet; thence run North 22 degrees 14 minutes East 143.89 feet to the point of beginning; said point being on the East right of way of Shelby County Highway no. 221; thence run South 05 degrees 52 minutes West with said right of way 148 feet; thence run South 84 degrees 23 minutes East 286.21 feet; thence run South 09 degrees 39 minutes West 62 feet; thence run South 84 degrees 24 minutes East 277 feet; thence run North 11 degrees 02 minutes East 210 feet; thence run North 84 degrees 19 minutes West 578 feet to the point of beginning. According to survey of Roger Moore, Ala. Reg. L.S. 13185, dated May 31, 1982.



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AFFIDAVIT

My name is Gracie S. Hall. I am over the age of nineteen (19) years of age and reside at 7 Dogwood Circle, Montevallo, AL, Alabama 35115. I have personal knowledge of the following contents of this affidavit:

I have personally known Evelyn Hicks for approximately 70+ years. Evelyn Hicks passed away on or about the 15th day of May, 2016. She was a widow woman and was survived by two children, namely, Barry L. Hicks and Nancy Hicks Johnson. She had one other son, namely Donald J. Hicks, who predeceased her. Donald J. Hicks was a single man who had no children of his own. There are no other heirs at law and I am not familiar with any Last Will and Testament.


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Gracie S. Hall
Affiant

Sworn to and subscribed before me on this the 28th day of February,
2017
2016

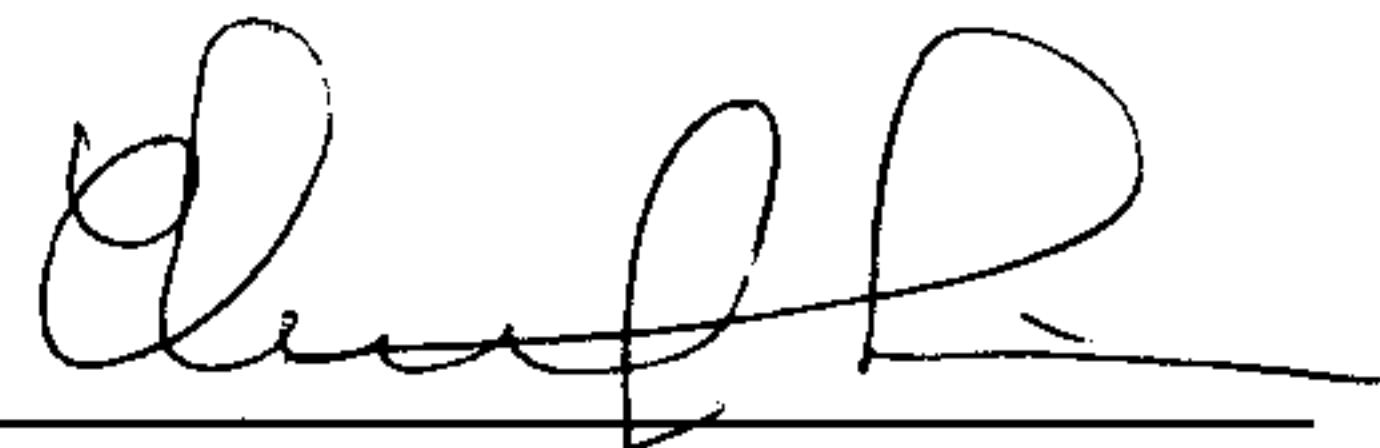

Notary Public
MCE:

Exhibit B (page 2 of 2)

AFFIDAVIT

My name is Mary Hall. I am over the age of nineteen (19) years of age and reside at 258 Coeur-d'Alene Montevalle, Alabama 35115. I have personal knowledge of the following contents of this affidavit:

I have personally known Evelyn Hicks for approximately 75 years. Evelyn Hicks passed away on or about the 15 day of May, 2016. She was a widow woman and was survived by two children, namely, Barry L. Hicks and Nancy Hicks Johnson. She had one other son, namely Donald J. Hicks, who predeceased her. Donald J. Hicks was a single man who had no children of his own. There are no other heirs at law and I am not familiar with any Last Will and Testament.



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Mary Hall
Affiant

Sworn to and subscribed before me on this the 2 day of March,
2017.

Angela Subb
Notary Public
MCE: 8/22/20



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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 Estate Evelyn Hicks
Mailing Address 770 Hwy 221
Montevallo AL
35115

Grantee's Name Brianna Brook White Seals
Mailing Address James Cody Seals
770 Hwy 221
Montevallo AL 35115

Property Address 770 Hwy 221
Montevallo AL

Date of Sale 03/2/17
Total Purchase Price \$ 250,000.00

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 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 3/2/17

Unattested

(verified by)

Print Christopher R. Sutherland

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1