

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Dolly H. Nabors Revocable Trust
4938 Hawthorne Place
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170424000138880 1/4 \$188.00
Shelby Cnty Judge of Probate, AL
04/24/2017 10:24:36 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Sixty Four and 00/100 Dollars (\$164,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, GREGORY H. HAWLEY, as Conservator of the Estate of Sherry Heathcock Schell, Probate Case No.: 2013-219606 (herein referred to as GRANTOR), do grant, bargain, sell and convey unto DOLLY H. NABORS REVOCABLE TRUST (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

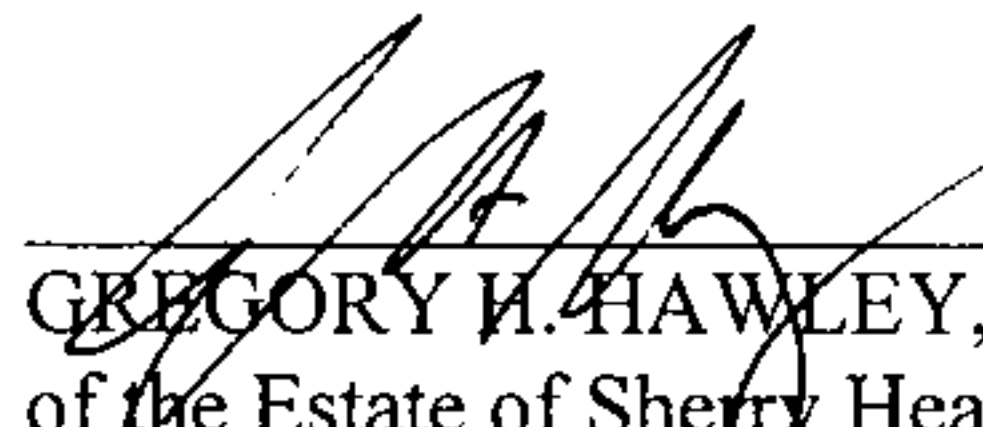
See attached Exhibit "A"

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/24/2017
State of Alabama
Deed Tax: \$164.00

Dated this the 14th day of April, 2017.

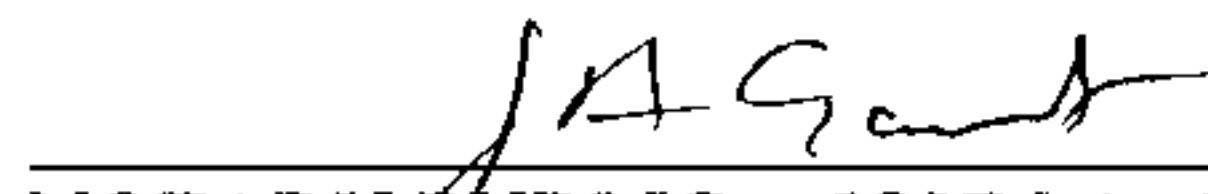


GREGORY H. HAWLEY, as Conservator
of the Estate of Sherry Heathcock Schell,
Probate Case No.: 2013-219606

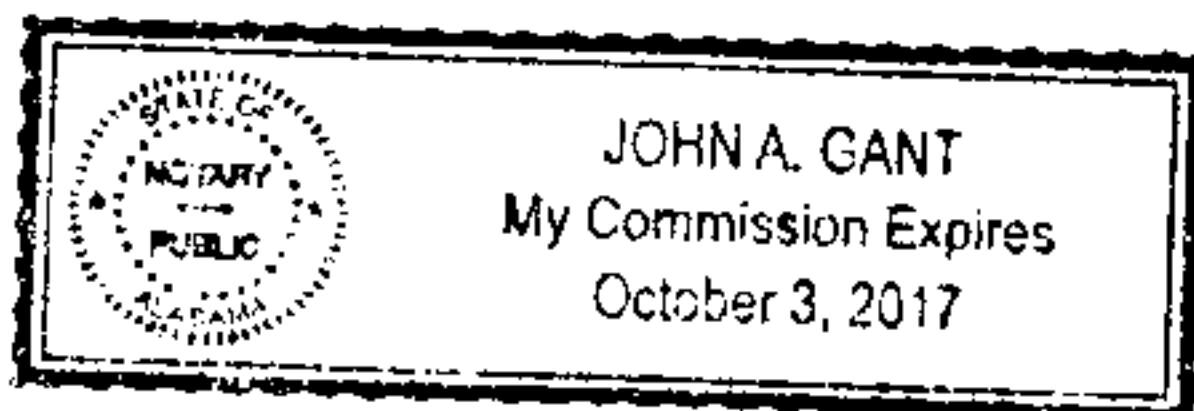
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that GREGORY H. HAWLEY, as Conservator of the Estate of Sherry Heathcock Schell, Probate Case No.: 2013-219606, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2017.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017




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EXHIBIT "A"

Lot 6-36, according to the Survey of Chelsea Park, 6th Sector, 6th Addition, as recorded in Map Book 43, page 60 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, A Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950, in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



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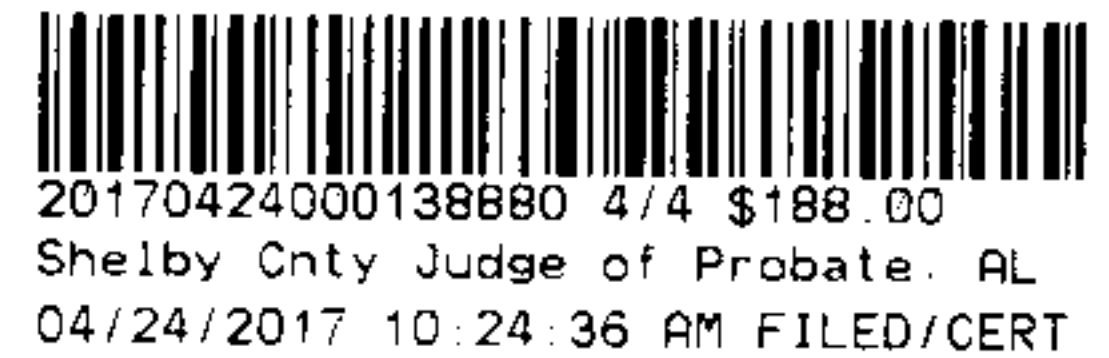
Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Sherry Heathcock Schell</u>	Grantee's Name	<u>Dolly H. Nabors Rev. Trust</u>
Mailing Address	<u>2001 Park Place N., Ste. 830</u> <u>Birmingham, AL 35203</u>	Mailing Address	<u>4938 Hawthorne Place</u> <u>Chelsea, AL 35043</u>
Property Address	<u>4938 Hawthorne Place</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>4/14/17</u>
		Total Purchase Price	\$ <u>164,000.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Other



* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

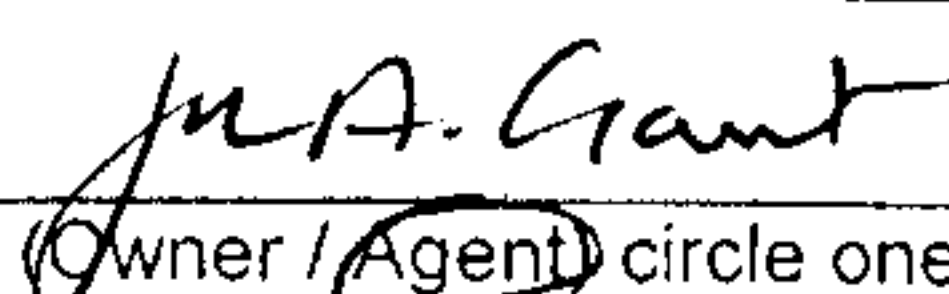
Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 4/14/17

Print John A. Gant

Sign 

(Owner / Agent) circle one