

After recording return to:

)

)

)

)

)

)

)

)

)

The document prepared by

)

Angelina M. Whittington, Esq.

)

FL, AL, & MO Barred

)

235 W. Brandon Blvd, #191

)

Brandon, FL 33511 866-755-6300

)

STATE OF ALABAMA }
SHELBY COUNTY }

Mail Tax Forms To:
Sarah Nickles
William M. Nickles
50 Sunrise Circle
Wilsonville, AL 35186

Tax ID: 20 6 13 0 001 055.000
17-48817

(this deed is being executed to update party vesting name on title)

KNOW ALL MEN BY THESE PRESENTS, WE, SARAH NICKLES, also known as Sally Nickles and **WILLIAM M. NICKLES**, *wife and husband*, (hereinafter called **GRANTORS**) that for and in consideration of the sum of Ten Dollars and 00 /100 DOLLARS (\$ 10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant, and convey to SARAH NICKLES and WILLIAM M. NICKLES, wife and husband, for and during their joint lives 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 residing at 50 Sunrise Circle, Wilsonville, AL 35186, (hereinafter called **GRANTEES**) all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 23, ACCORDING TO THE MAP OF SUNRISE COVE, AS RECORDED IN MAP BOOK 5, PAGE 31 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO SALLY NICKLES AND WILLIAM M. NICKLES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED

FROM SALLY NICKLES AND HER HUSBAND WILLIAM M. NICKLES, RECORDED 11/27/2001 AS INSTRUMENT NO. 2001-51195, IN THE OFFICE OF THE PROBATE COURT, SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 50 Sunrise Circle, Wilsonville, AL 35186
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD to said **GRANTEES** forever.

Given under our hands this 24 day of April, 2017.

GRANTOR:

{signatures in black ink only}

Sarah Nickles
SARAH NICKLES,
also known as Sally Nickles

GRANTOR:

{signatures in black ink only}

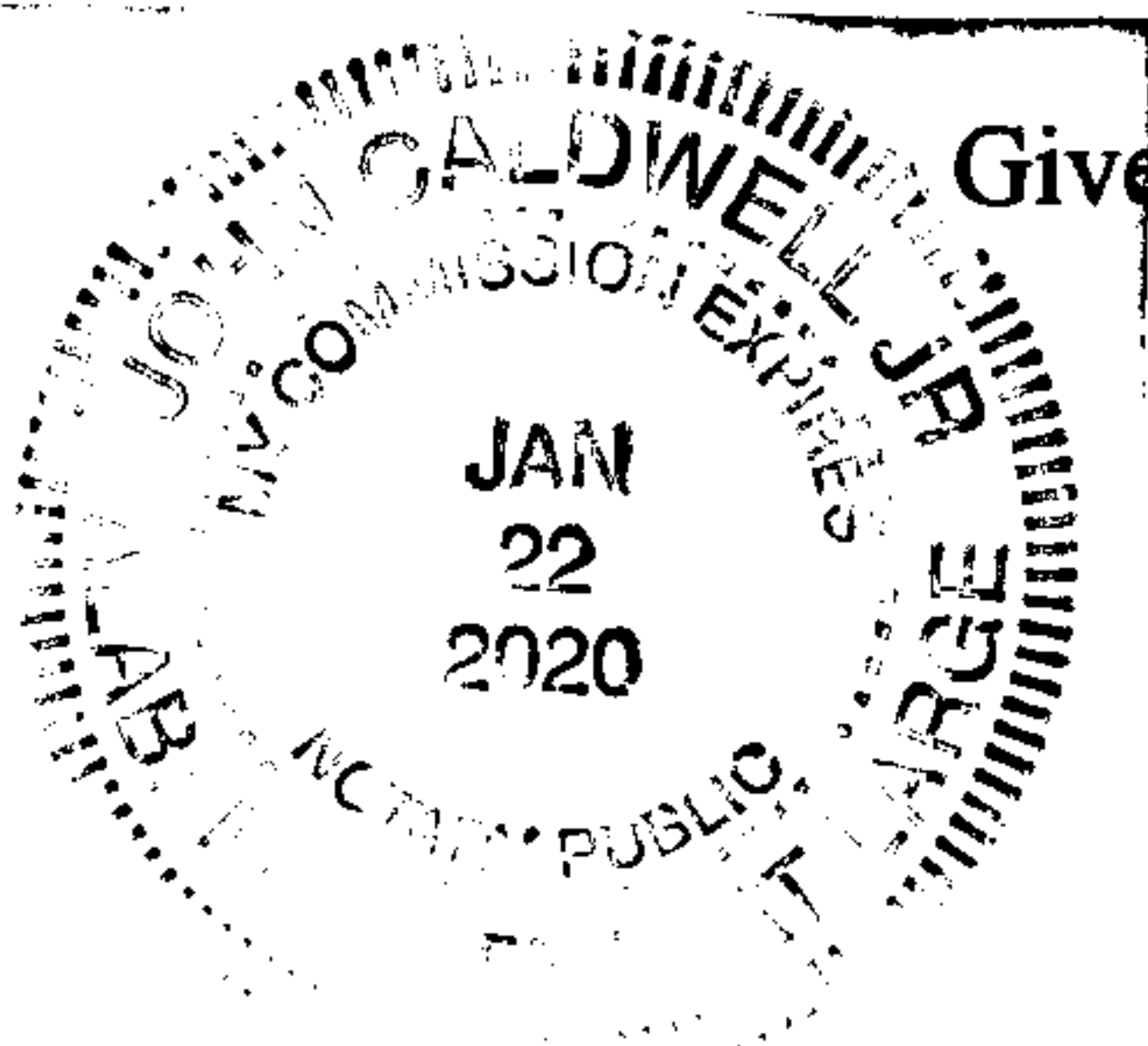
William M. Nickles
WILLIAM M. NICKLES

STATE OF ALABAMA }

COUNTY OF Shelby }

I, John Caldwell, Jr. the undersigned, a Notary Public hereby certify that **SARAH NICKLES**, also known as Sally Nickles and **WILLIAM M. NICKLES**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of April, 2017.



John Caldwell, Jr.
NOTARY PUBLIC

My Commission Expires: John Caldwell Jr
My Commission Expires
01/22/2020

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



John Caldwell Jr