

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Erin G. Scott

241 Bentmoor Lane
Helena, AL 35080

20170605000196110
06/05/2017 10:29:35 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One-hundred ninety-five thousand (\$195,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jonathan B. Nichols and Barbara L. Nichols, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Erin G. Scott (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

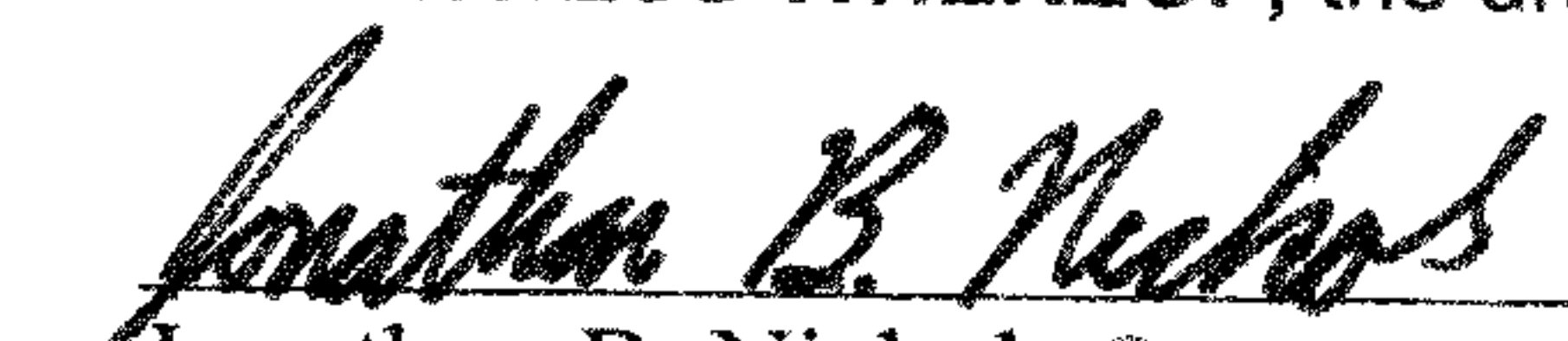

Lot 1174, according to the Map of First Addition Old Cahaba Phase III, recorded in Map Book 28, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One-hundred ninety-one thousand four-hundred sixty-eight (\$191,468.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 1, 2017.


Jonathan B. Nichols

Barbara L. Nichols

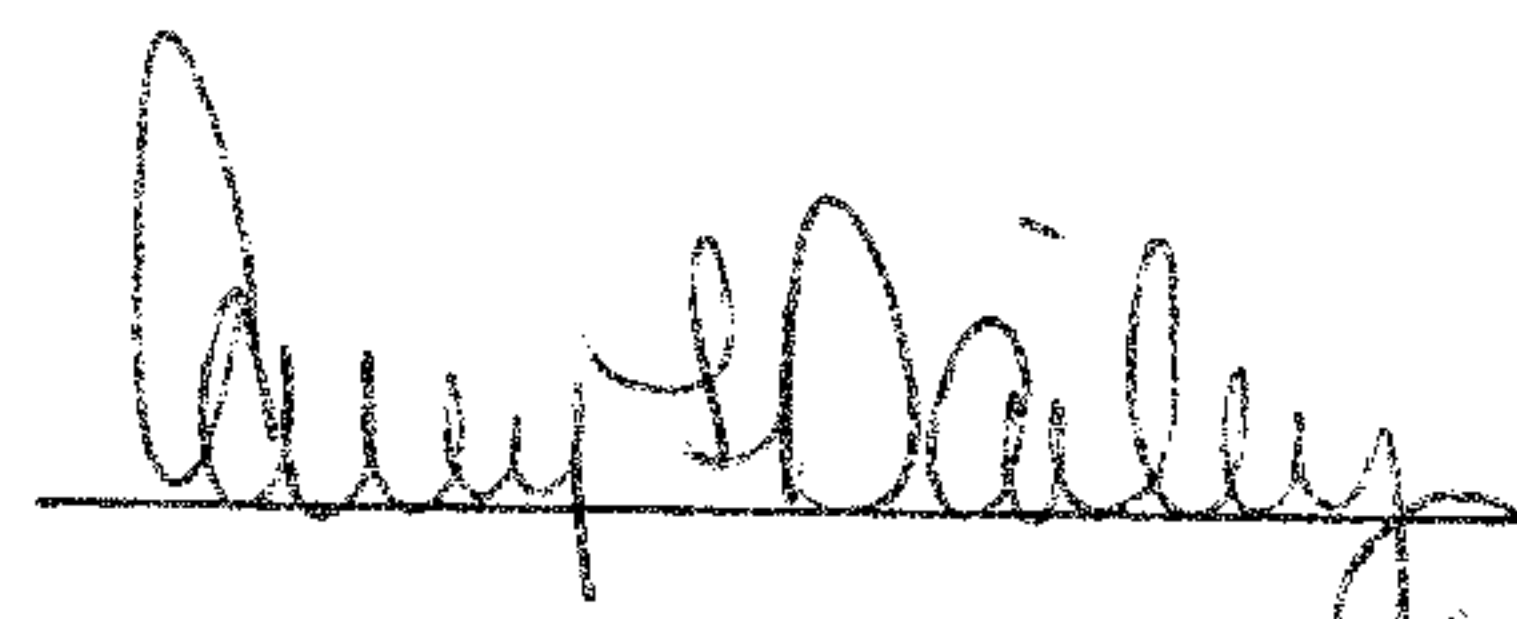
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Jonathan B. Nichols and Barbara L. Nichols, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 1st day of June, 2017.




My Commission Expires: 01-4-18 Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Jonathan B. Nichols and Barbara L. Nichols
Mailing Address 241 Bentmoore Lane
Helena, AL 35080
Property Address 241 Bentmoor Lane
Helena
Alabama 35080

Grantee's Name Erin G. Scott
Mailing Address 525 Baronne St
Helena
Alabama 35080

Date of Sale June 1, 2017
Total Purchase Price \$195,000.00
or
Actual Value \$
Assessor's Market Value \$

20170605000196110 06/05/2017 10:29:35 AM DEEDS 2/2 or

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 6-9-17

Print Cassy L. Dailey

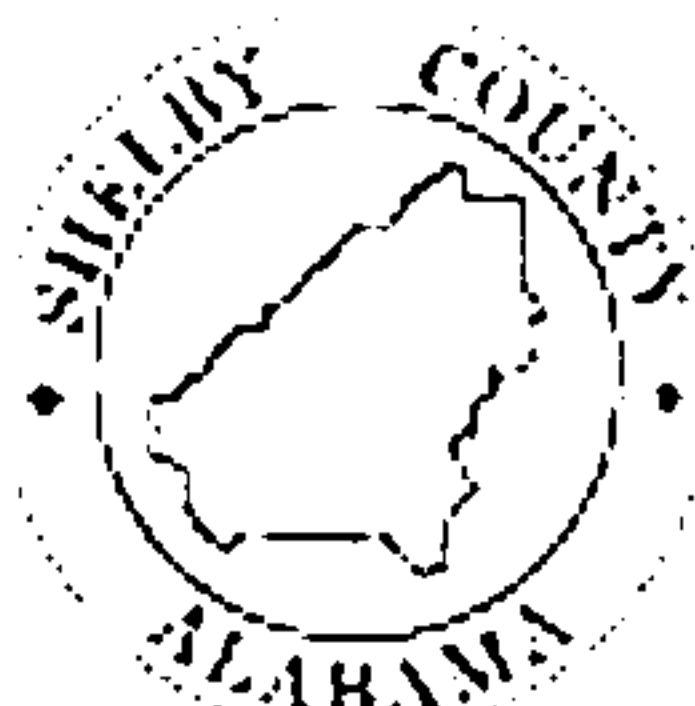
☐ Unattested

Sign Cassy L. Dailey

(verified by)

(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
06/05/2017 10:29:35 AM
\$22.00 CHERRY
20170605000196110

James W. Fuhrmeister