

This instrument was prepared by:
John R. Holliman
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124



20170620000218950 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
06/20/2017 12:09:29 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of \$10.00 DOLLARS to the undersigned grantor, WILLIAM D. NICHOLS AND WIFE, BRENDA ELLIOTT NICHOLS, (herein referred to as **GRANTORS**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTORS** do by these presents, grant, bargain, sell and convey unto WILLIAM D. NICHOLS AND WIFE, BRENDA ELLIOTT NICHOLS, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 64 According to the Final Plat of Holland Lakes, Sector 1, as Recorded In Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Together with a Non-Exclusive Easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed Holland Lakes, Inc. and filed of Record as Instr. # 20050426000199570 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2017 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, mortgages, covenants, and conditions of record, if any.

No title search was performed. This deed was prepared at the direction of the grantor/grantee herein and with information provided by same. No legal advice was given or requested.

Send Tax Notice to: 119 Holland Trail, Pelham, Al 35124.


AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said GRANTORS, to execute this conveyance, have hereunto set their signatures and seals, this the 19 June 2017.

William D. Nichols
WILLIAM D. NICHOLS

Brenda Elliott Nichols
BRENDA ELLIOTT NICHOLS

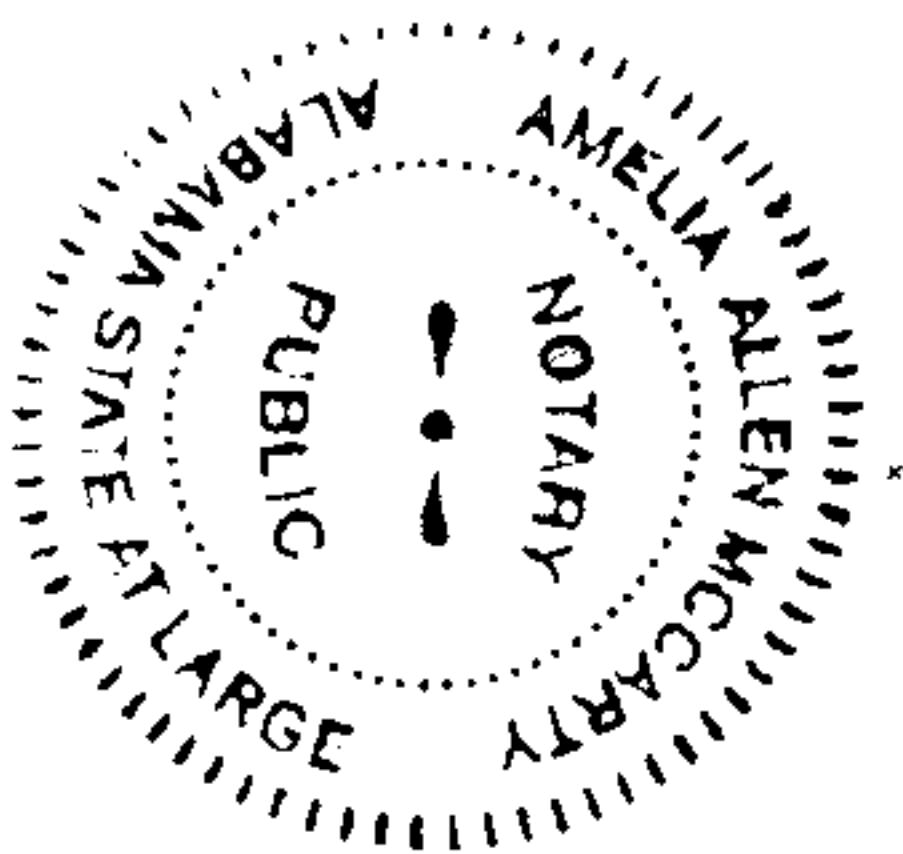
State of Alabama)
County of Shelby)


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I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that WILLIAM D. NICHOLS AND WIFE, BRENDA ELLIOTT NICHOLS whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, they being informed of the contents of said conveyance, they, executed the same voluntarily.

Given under my hand and official seal on 19 June 2017.

Amelia Allen McCarty
Notary
Expires: 8/24/20



Real Estate Sales Validation Form

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

Grantor's Name Mark C. McKinney
Mailing Address Joann H. Kinney
2069 Arbor Hill Pkwy
Hoover, AL 35244

Grantee's Name William D. Nichols
Mailing Address Brenda E. Nichols
119 Holland Trail
Pelham, AL 35124

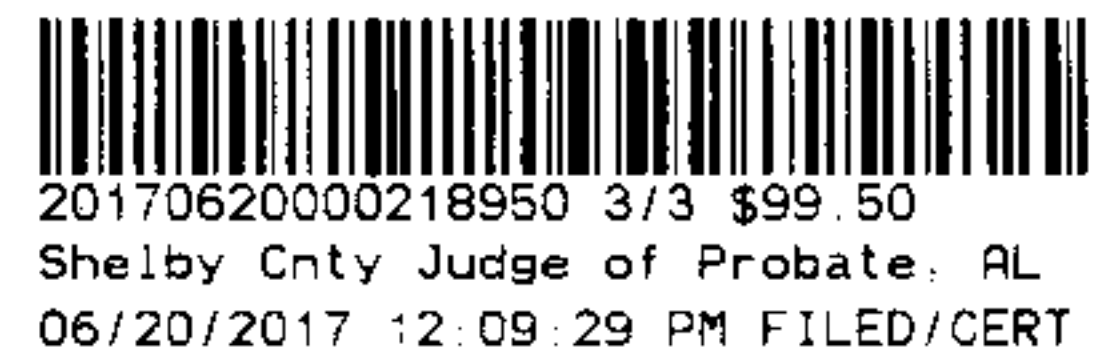
Property Address 119 Holland Trail
Pelham, AL 35124

Date of Sale 7/29/16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 157,000 - 1/2 interest \$78,500

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 6-20-2017

Print William D. Nichols

Unattested

Sign

William D. Nichols

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1