


This Instrument Was Prepared by:
Matthew Q. Tompkins
Rosen Harwood, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, Alabama 35401


20180202000036410 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
02/02/2018 11:39:12 AM FILED/CERT

Source of Title: **Instrument # 20070117000025540**

STATE OF ALABAMA)

**WARRANTY DEED JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Alisa A. Russell, an unmarried woman**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **Brooke M. Nixon and Michael W. Nixon**, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and 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, their heirs and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor heirs, successors, executors and administrators, covenants with Grantees, and with Grantee heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor heirs, successors, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 02/02/2018
State of Alabama
Deed Tax: \$11.00

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 31st day of January, 2018.

Alisa A. Russell

Alisa A. Russell

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

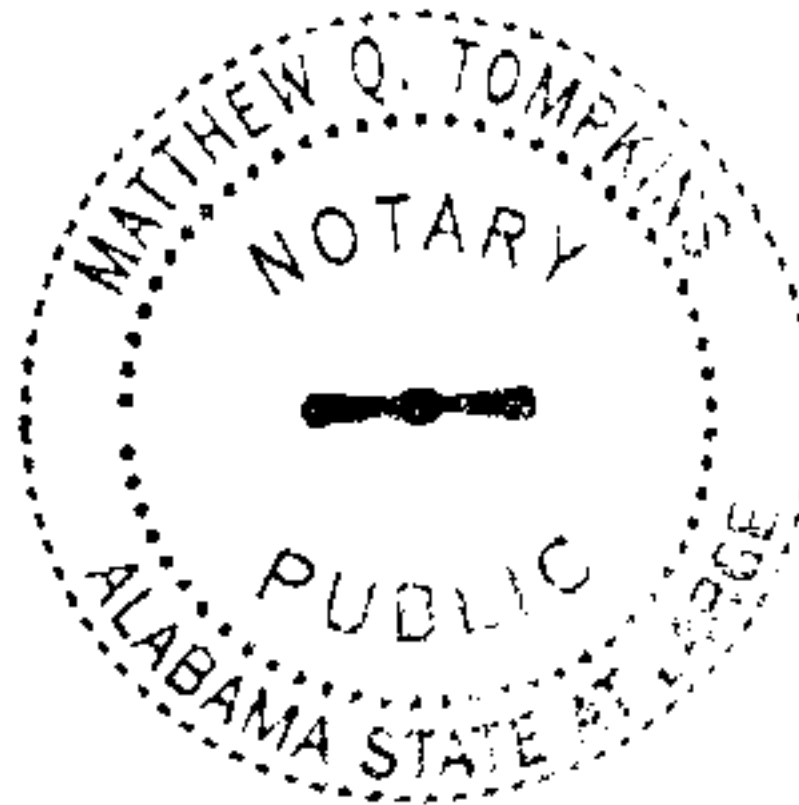
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Alisa A. Russell**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2018.

Matthew Q. Tompkins

NOTARY PUBLIC

My Commission Expires: 1/28/19



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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 Alisa A. Russell
Mailing Address 1110 Grand Oaks Dr
Bessemer, AL 35022

Grantee's Name Brooke M. Nixon & Michael W. Nixon
Mailing Address 4661 Clubview Drive
Bessemer, AL 35022

Property Address 1110 Grand Oaks Dr
Bessemer, AL 35022

Date of Sale January 31, 2018
Total Purchase Price \$ 340,000

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 ☐ 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 _____

Unattested

20180202000036410 3/3 \$38.00
Shelby Cnty Judge Probate AL
02/02/2018 11:09 AM FILED/CERT

Print Matthew Q. Tompkins

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1