

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Daniel & Natalie Abbott
193 Old Lokey Ferry Rd
Wilsonville, AL 35186

GENERAL WARRANTY DEED
With Right of Survivorship

20180416000125490
04/16/2018 09:59:55 AM
DEEDS 1/4

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Thirty-Four Thousand Dollars and NO/100 (\$134,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Joshua Martin Nickles and Kayla Browning Nickles, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Daniel Abbott and Natalie Abbott** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

SEE ATTACHED EXHIBIT A

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 138,422 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEEES**, their heirs and assigns forever, against the lawful claims of all persons.

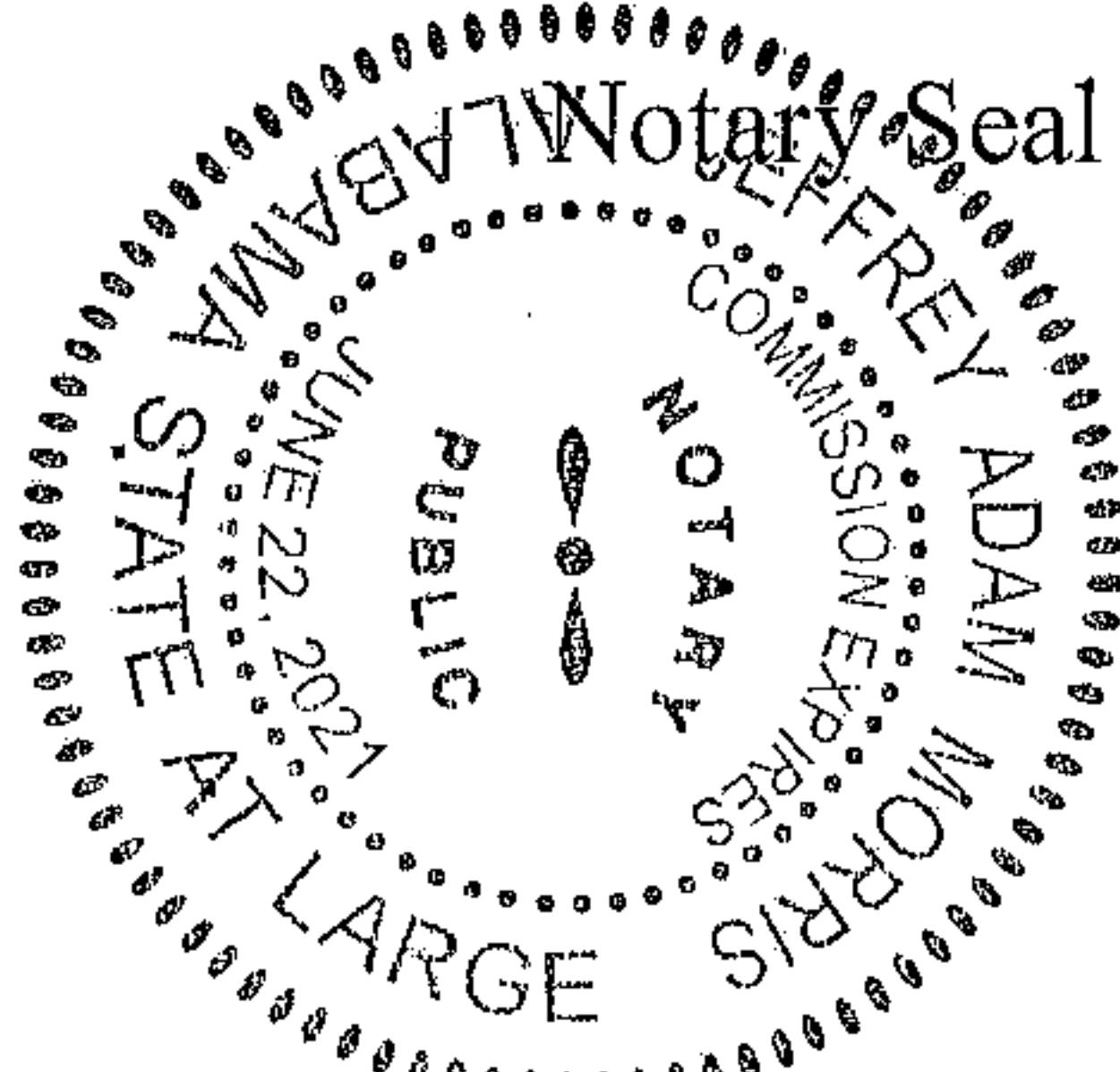
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 13th day of April, 2018.


Joshua Martin Nickles

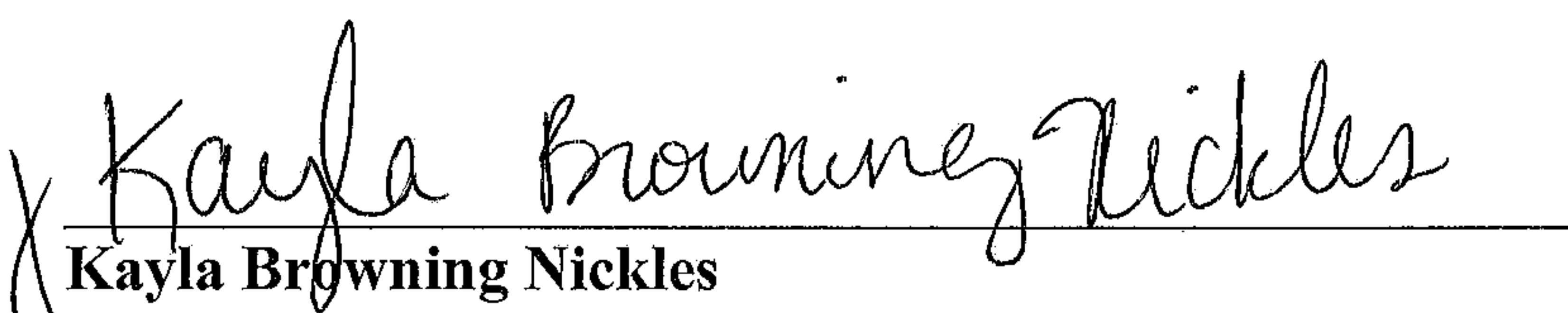
STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Joshua Martin Nickles** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of April, 2018.



Notary Public
My commission expires:


Kayla Browning Nickles

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Kayla Browning Nickles** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of April, 2018.



Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Joshua Nickles
 Mailing Address 180 Hamrick Ave
Ozark, AL 36360

Grantee's Name Daniel & Natalie Abbott
 Mailing Address 193 Old Lokeey Ferry Rd
Wilsonville, AL
35186

Property Address 193 Old Lokeey Ferry Rd
Wilsonville, AL
35186

Date of Sale 4-13-18
 Total Purchase Price \$ 134,000
 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
 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 4-13-18

Print

Same Job

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Exhibit "A"

20180416000125490 04/16/2018 09:59:55 AM DEEDS 4/4

Legal Description

Commence at the SW corner of the SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East; thence run East along the South line of said $\frac{1}{4}$ Section for 1108.23 feet to the Northeasterly right of way of Old Lokey Ferry Road; thence 129 degrees 08 minutes 24 seconds left run Northwesterly along said right of way for 252.70 feet to the point of beginning; thence continue last described course for 133.33 feet to a point; thence 68 degrees 52 minutes 28 seconds right and run 181.57 feet to a point; thence 106 degrees 37 minutes 30 seconds right and run 122.96 feet to a point; thence 71 degrees 02 minutes 39 seconds right and run 193.08 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/16/2018 09:59:55 AM
\$25.00 CHERRY
20180416000125490

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".