

This Instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Charlie Nesbitt**  
**2130 Hwy 109 N**  
**Wilsonville AL 35186**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **SEVENTY FIVE THOUSAND AND NO/00 DOLLARS (\$75,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Stephen Hayes and wife, Carolyn Hayes and Charlie Nesbitt and wife, Jane Nesbitt** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Charlie Nesbitt and Jane Nesbitt** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.**

**SUBJECT TO:**


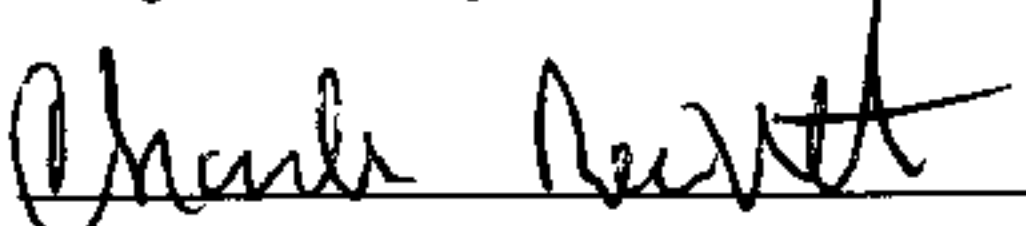
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

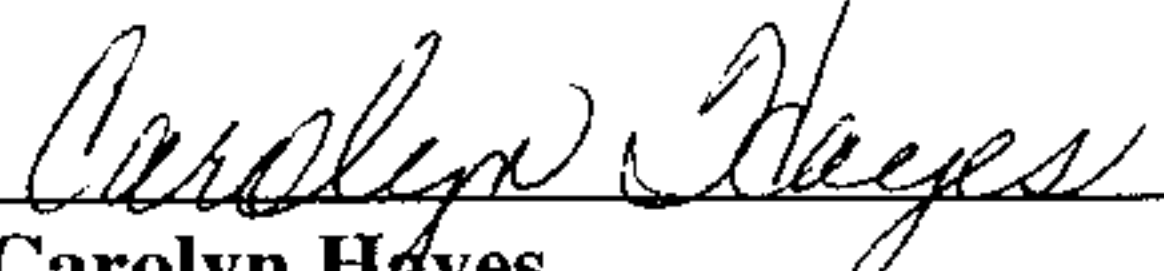

No part of the homestead of the Grantors herein or their spouse.  
Charles Nesbitt and Charlie Nesbitt are one in the same person.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 21<sup>st</sup> day of February, 2018.


  
\_\_\_\_\_  
**Stephen Hayes**  
  
\_\_\_\_\_  
**Charlie Nesbitt**

  
\_\_\_\_\_  
**Carolyn Hayes**  
  
\_\_\_\_\_  
**Jane Nesbitt**

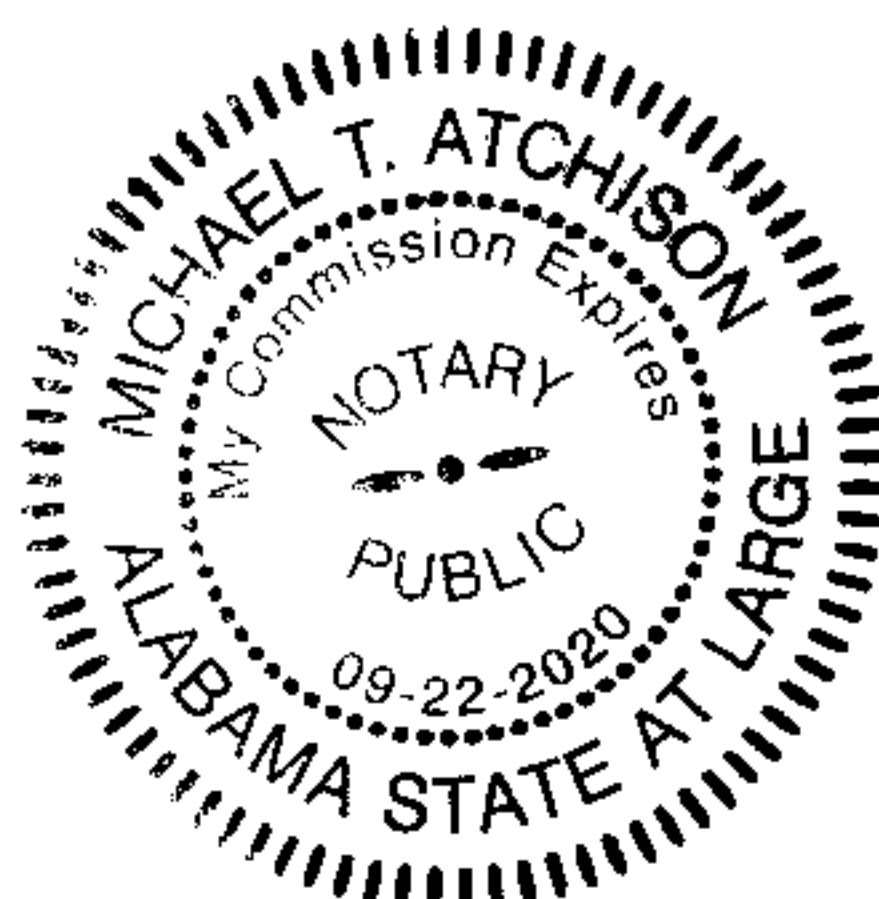
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Stephen Hayes, Carolyn Hayes, Charlie Nesbitt and Jane Nesbitt**, 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 and official seal this 21<sup>st</sup> day of February, 2018.

  
20180810000285670 1/3 \$98.00  
Shelby Cnty Judge of Probate: AL  
08/10/2018 08:09:06 AM FILED/CERT

Shelby County, AL 08/10/2018  
State of Alabama  
Deed Tax: \$75.00




  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**EXHIBIT A – LEGAL DESCRIPTION**

A Parcel of Land situated in Sections 17 & 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

The West one-half of the West one-half of the Northeast quarter of the Northwest quarter of said Section 20; the West one-half of the West one-half of the Southeast quarter of the Southwest quarter of said Section 17; and starting at the Northwest corner of the West one-half of the West one-half of the Southeast quarter of the Southwest quarter of said Section 17 thence run East along the North line of said of the West one-half of the West one-half to the Northeast corner of said of the West one-half of the West one-half; thence run in a Northeasterly direction to a point on the East side of an access road at the point of intersection with the South Right-of-Way line of Shelby County Highway #109; thence run in a Northwesterly direction along said South Right-of-Way line for a distance of 725 feet more or less to the West line of the Northeast Quarter of the Southwest Quarter of said Section 17; thence run South along said West line for a distance of 775 feet more or less to the point of Beginning. Said parcel of land containing 25 acres, more or less.

  
20180810000285670 2/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
08/10/2018 08:09:06 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Charlie Nesbitt  
Mailing Address 2130 Hwy 109 N  
Wilsonville AL  
35186

Grantee's Name Charlie Nesbitt  
Mailing Address 2130 Hwy 109 N  
Wilsonville AL 35186

Property Address \_\_\_\_\_  
Dev 17 120-18  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 2-22-18  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 75,000.00

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 1/2 tax value

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 2-22-18

Print Charlie Nesbitt

Unattested

MTA  
(verified by)

Sign Charlie Nesbitt  
(Grantor/Grantee/Owner/Agent) circle one



20180810000285670 3/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
08/10/2018 08:09:06 AM FILED/CERT

Form RT-1