


20181002000351170 1/4 \$73.00
Shelby Cnty Judge of Probate, AL
10/02/2018 10:31:55 AM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Lisa C. Decker
623 Shelby Forest Trail
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Forty Nine Thousand and 00/100 Dollars (\$49,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, CHARLES J. NORDCLIFF, an unmarried person (herein referred to as GRANTOR), do grant, bargain, sell and convey unto LISA C. DECKER (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Charles J. Nordcliff is the surviving grantee of that certain deed recorded in Instrument 2000-20198; the other grantee, Jan Nordcliff having died on 6/9/2018.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors, administrators, heirs, and assigns covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we and our executors, administrators, heirs and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/02/2018
State of Alabama
Deed Tax: \$49.00

Dated this the 24th day of September, 2018.

Charles J. Nordcliff
CHARLES J. NORDCLIFF

STATE OF NC
COUNTY OF Wake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES J. NORDCLIFF, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of September, 2018.

Brooks Bagley
NOTARY PUBLIC: Brooks Bagley
My commission expires: May 1, 2020

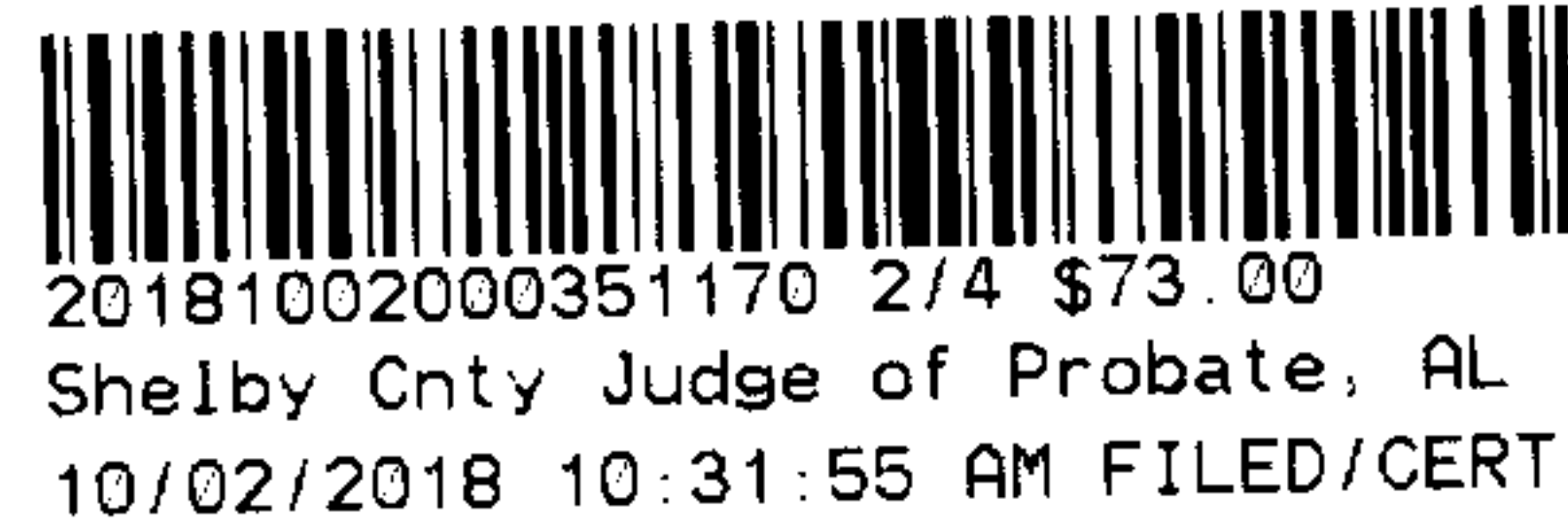
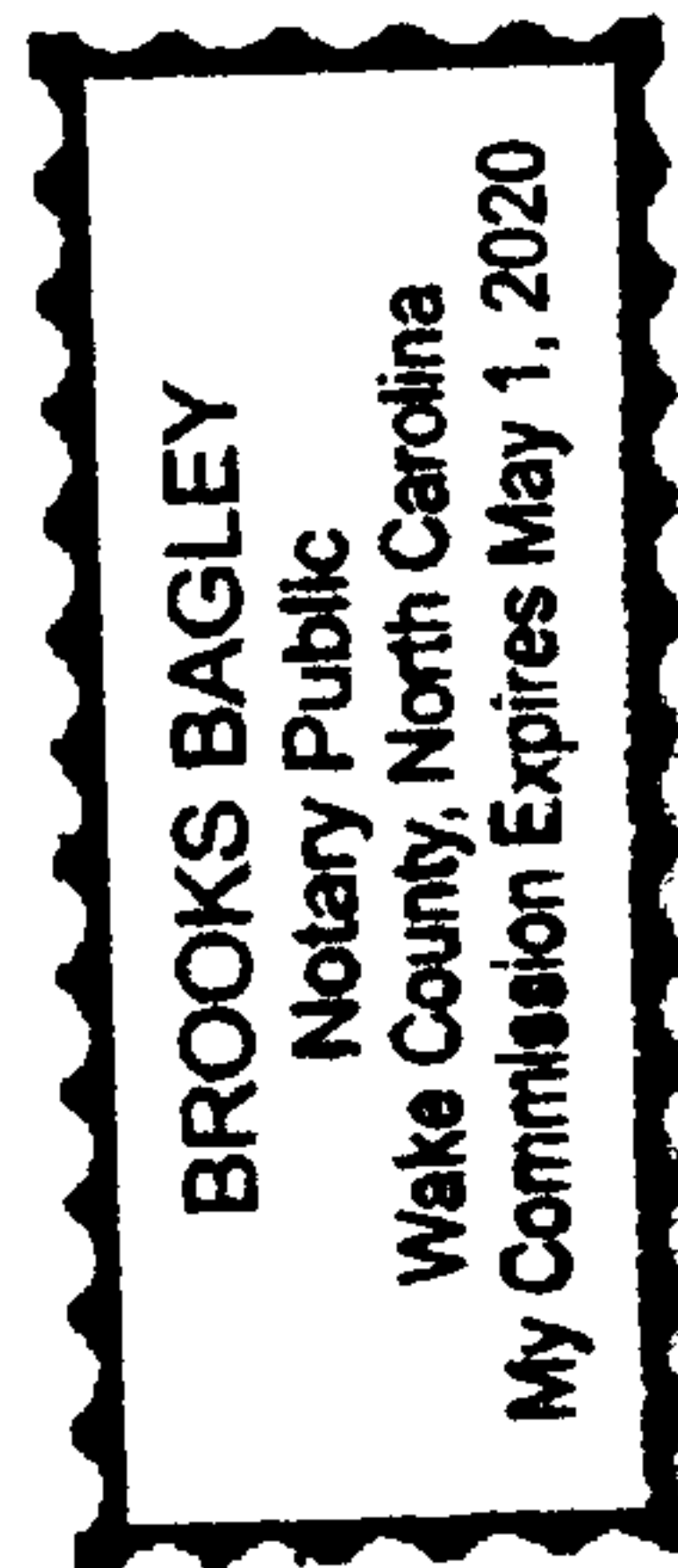


EXHIBIT "A"

Commence at a 4 X 4 concrete monument in place accepted as the Northeast corner of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 02°46'44" West along the East boundary of said section for a distance of 678.30 feet to a point on the South right of way of Shelby County Road 280 (Old U.S. Highway 280), said point being the Point of Beginning; from this beginning point continue South 02°46'44" West along the East boundary of said section for a distance of 632.11 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said section; thence proceed North 87°35'28" West along the South boundary of said 1/4 - 1/4 section for a distance of 572.06 feet; thence proceed North 02°46'44" East for a distance of 352.29 feet; thence proceed South 90°00'00" East for a distance of 272.83 feet; thence proceed North 11°45'01" East for distance of 292.37 feet to a point on the South right of way of said road; thence proceed South 83°03'08" East along the South right of way of said road for a distance of 254.62 feet to the Point of Beginning.

Situated in Shelby County, Alabama.



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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 Charles J. Nordcliff
Mailing Address 3089 Rock Spring Church Rd.
Creedmoor, NC 27522

Grantee's Name Lisa C. Decker
Mailing Address 623 Shelby Forest Trail
Chelsea, AL 35043

Property Address 7381 Old Highway 280
Chelsea, AL 35147

Date of Sale 9/25/18

Total Purchase Price \$ 49,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage

☐ Bill of Sale

☒ Sales Contract

☒ Closing Statement

☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 9/25/18

Print John A. Gant

Sign

John A. Gant
(Owner/Agent) circle one



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