

This Instrument was prepared without
examination of title by:

Send Tax Notice To:

Anna Funderburk Buckner, Esq.
ANNA F. BUCKNER, LLC
1859 Ogletree Road
Auburn, Alabama 36830

Shawn and Shelley Carlson
109 Salisbury Lane
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **JAMES K. NELSON and SHELLEY NELSON**, a formerly married couple (collectively referred to hereinafter as the "Grantor"), the Grantor does hereby grant, bargain, sell, and convey, forever, to **SHELLEY R. CARLSON and SHAWN P. CARLSON**, a married couple (the "Grantee") for and during their joint lives and upon the death of either of them, then all to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of Grantor's right, title and interest in and to the following described property situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 2130, according to the Map of Highland Lakes, 21st Sector, an Eddleman Community, as recorded in Map Book 30, Page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, as recorded as Instrument No. 20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted;

together with all and singular the buildings, structures, fixtures, and other improvements thereon and all easements, licenses, privileges, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto (the "Property").

This conveyance is expressly subject to the following:

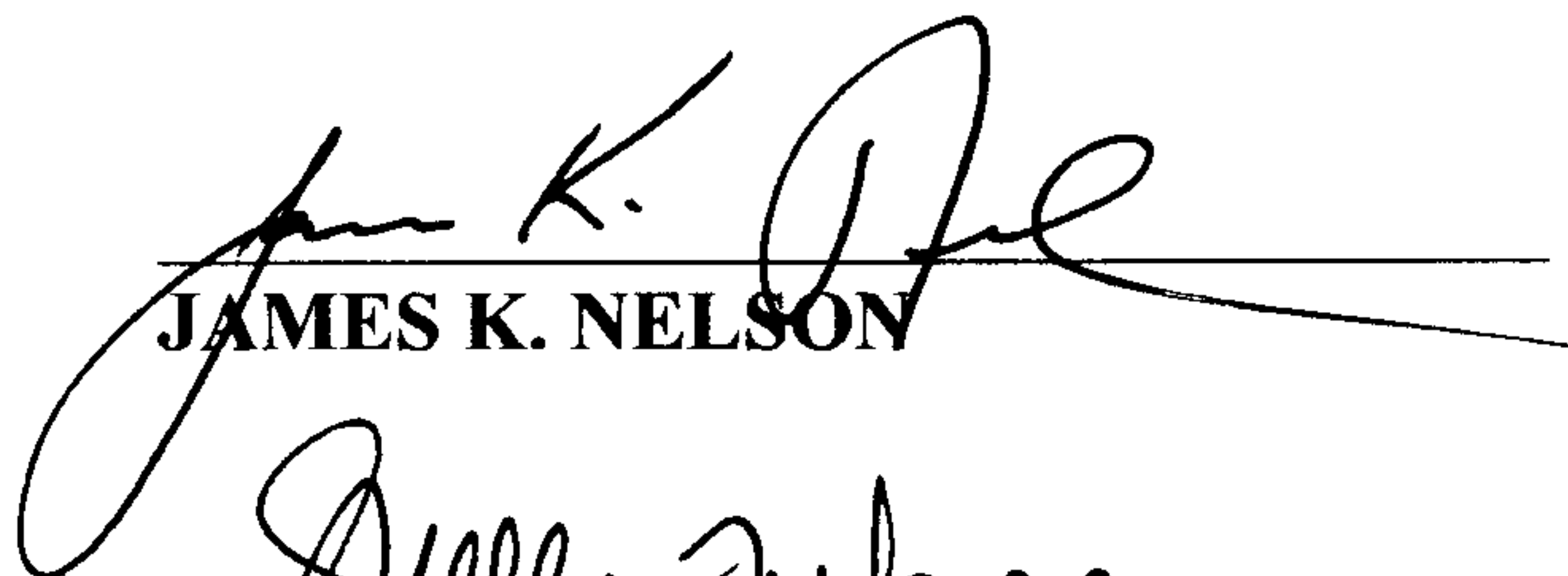
1. Ad valorem taxes, special taxes, fire district assessments, library assets and other assessments for the current year, and all subsequent years not yet due and payable.
2. Mining and mineral rights not owned by Grantor.
3. All applicable zoning ordinances.
4. Any and all easements, restrictions, set-backs, limitations, covenants, reservations, agreements, rights-of-way and other matters of record.

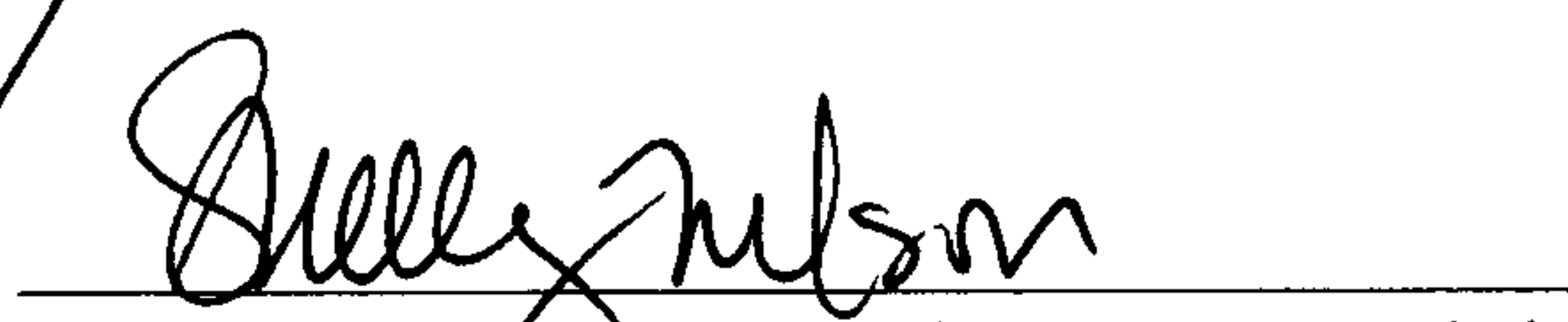
The Property is secured by a Mortgage in the principal amount of \$364,000.

The Property described herein is intended to be that same property conveyed by David Acton Building Corporation, and Alabama corporation by Statutory Joint Survivorship Deed dated September 5, 2003 and recorded as Document #: 20030910000605130 in the Office of the Judge of Probate of Shelby County, Alabama on September 10, 2003, whether or not accurately described herein. It is the intent of this Deed to convey all of the interest of James K. Nelson and Shelley Nelson in the above described property to Shelley R. Carlson and Shawn P. Carlson as joint tenants with full rights of survivorship. The conveyance of all of the interest of James K. Nelson is made pursuant to Section II A. of that certain Settlement Agreement attached to and made a part of the Final Decree of Divorce entered January 11, 2013 by the Circuit Court of Shelby County, Alabama as Case No.: DR-12-900682.

TO HAVE AND TO HOLD unto the Grantee, 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, executors, administrators, successors and assigns, of such survivor in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this 20 day of March, 2018.

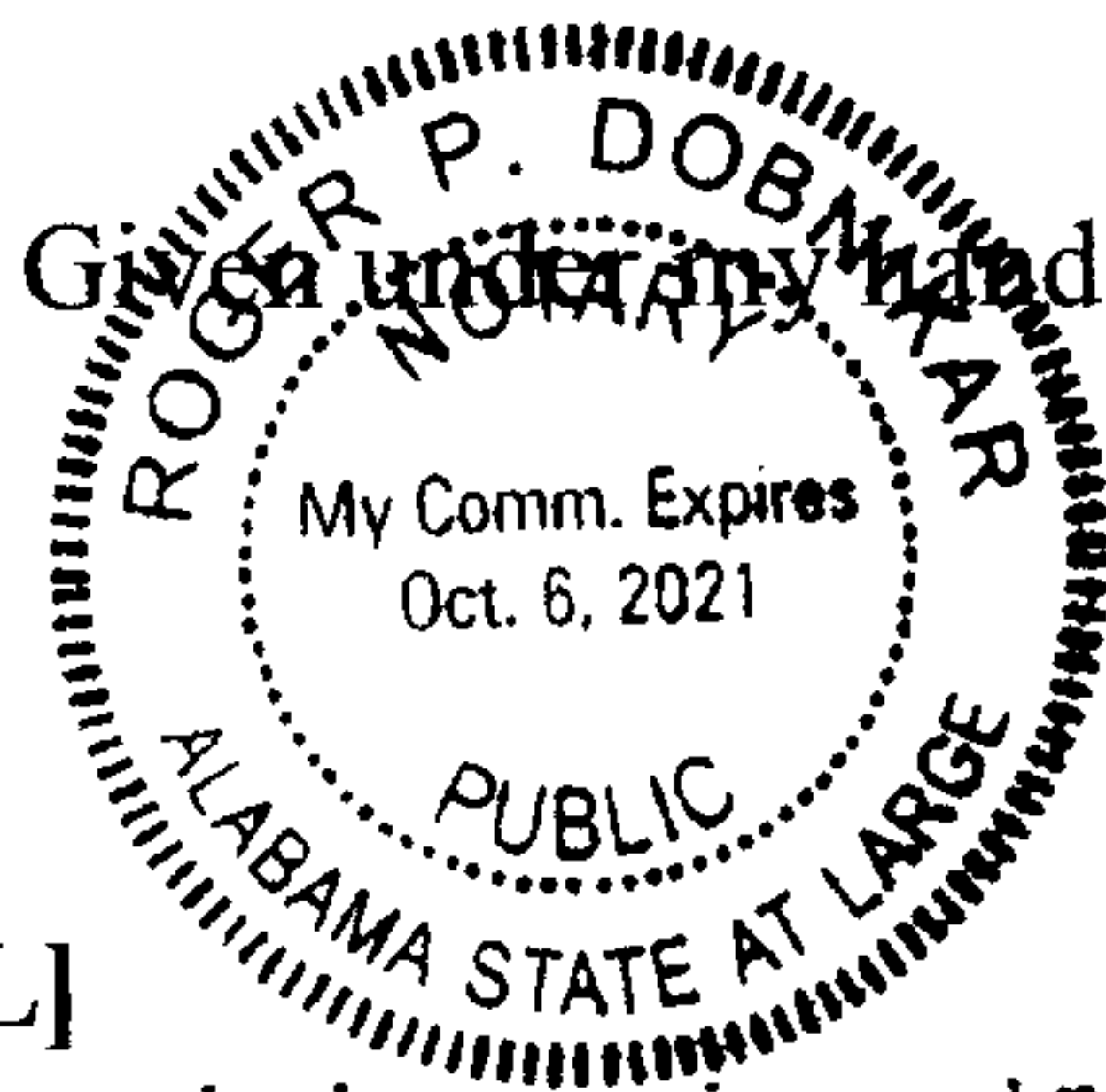

JAMES K. NELSON


SHELLEY NELSON, being one and the same
as Shelley R. Carlson

20181101000387830 3/4 \$267.00
Shelby Cnty Judge of Probate, AL
11/01/2018 01:53:38 PM FILED/CERT

STATE OF ALABAMA)
:
Shelby COUNTY)

I, the undersigned, a notary public, in and for said County in said State, hereby certify that **JAMES K. NELSON**, 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 he executed the same voluntarily on the day the same bears date.



Given under my hand on this 16 day of March, 2018.

[Signature]
Notary Public

[SEAL]

My commission expires: 10/6/21

STATE OF ALABAMA)
:
Shelby COUNTY)

I, the undersigned, a notary public, in and for said County in said State, hereby certify that **SHELLEY NELSON**, being one and the same as Shelley R. Carlson, 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 she executed the same voluntarily on the day the same bears date.



Given under my hand on this 20 day of March, 2018.

[Signature]
Notary Public

[SEAL]

My commission expires: 10/6/21

Real Estate Sales Validation Form

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

Grantor's Name JAMES K. NELSON & SHELLEY NELSON
Mailing Address 109 SALISBURY LANE
BIRMINGHAM, AL 35242

Grantee's Name SHELLEY R. CARLSON &
Mailing Address SHAWN P. CARLSON
109 SALISBURY LANE
BIRMINGHAM, AL 35242

Property Address 109 SALISBURY LANE
BIRMINGHAM, AL 35242

Date of Sale 11/16/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 485.00 1/2 = 242,550

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 TRANSFER PURSUANT TO DIVORCE DECREE
CASE NO. DR-2012-900682.00

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 11/1/18

Print SHELLEY R. CARLSON

Unattested

Sign SHELLEY R. CARLSON

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181101000387830 4/4 \$267.00
Shelby Cnty Judge of Probate, AL
11/01/2018 01:53:38 PM FILED/CERT