

20181102000389340  
11/02/2018 09:49:55 AM  
DEEDS 1/3

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

Send Tax Notice To:  
**H. Nichols Property, LLC**  
**3449 River Terrace Dr.**  
**Vestavia, AL 35223**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Forty Thousand Dollars and NO/100**  
(\$340,000.00) to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is  
acknowledged, I, **Zachary B. Steele**, a Married person, (herein referred to as Grantor), grant,  
sell, bargain and convey unto, **H. Nichols Property, LLC**, an Alabama LLC (herein referred to as  
Grantee whether one or more), the following described real estate, situated in **SHELBY** County,  
Alabama to wit:

**Lot 10, according to the Survey of Foothills of Chelsea 2nd Sector, as recorded in Map Book 29,  
Page 97, in the Probate Office of Shelby County, Alabama.**

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

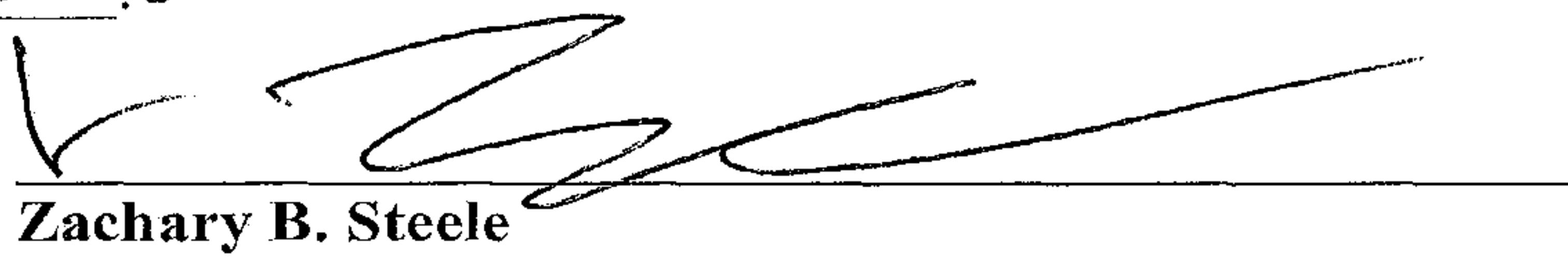
This property is not the homestead of the grantor nor that of his spouse, nor has it ever been.

\$ 225,000 of the above consideration was secured by and through the purchase money mortgage  
closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs,  
successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs  
and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the  
same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to  
sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall  
warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful  
claims of all persons.

31<sup>st</sup> IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this  
October, 2018



Zachary B. Steele

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Zachary B. Steele** 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 31<sup>st</sup> day of October 2018

Notary Seal

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 Zachary Steele  
 Mailing Address 505 Rockridge Ave.  
Trussville, AL  
35173

Grantee's Name H. Nichols Property LLC  
 Mailing Address 3449 River Terrace Dr.  
Vestavia, AL 35223

Property Address 300 Foothills Pl  
Chelsea, AL  
35043

Date of Sale 10-31-18  
 Total Purchase Price \$ 425,000  
 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 11-1-18

Print

James Yonfa

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 11/02/2018 09:49:55 AM  
 \$136.00 CHERRY  
 20181102000389340

[Print Form](#)

Allen S. Bayl

Form RT-1