

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.

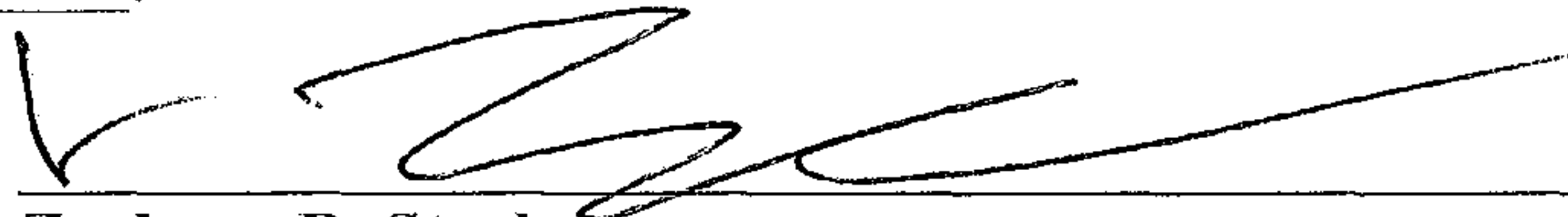
This property is not the homestead of the grantor nor that of his spouse, nor has it ever been.

\$ 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.

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



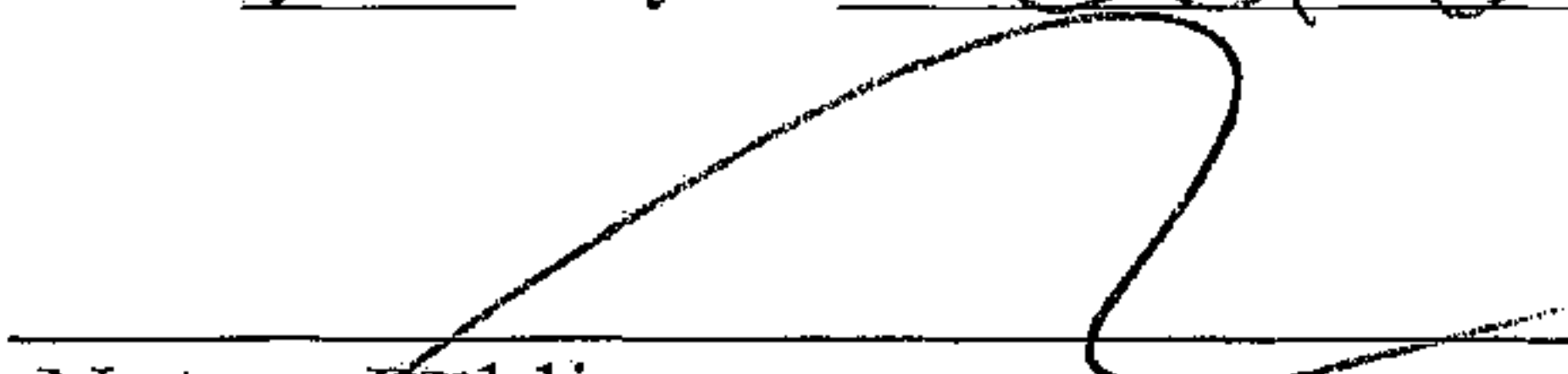
Zachary B. Steele

STATE OF AL
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 the 31st 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 Gonta

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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

Ann S. Boyd