

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED RIGHT OF SURVIVORSHIP

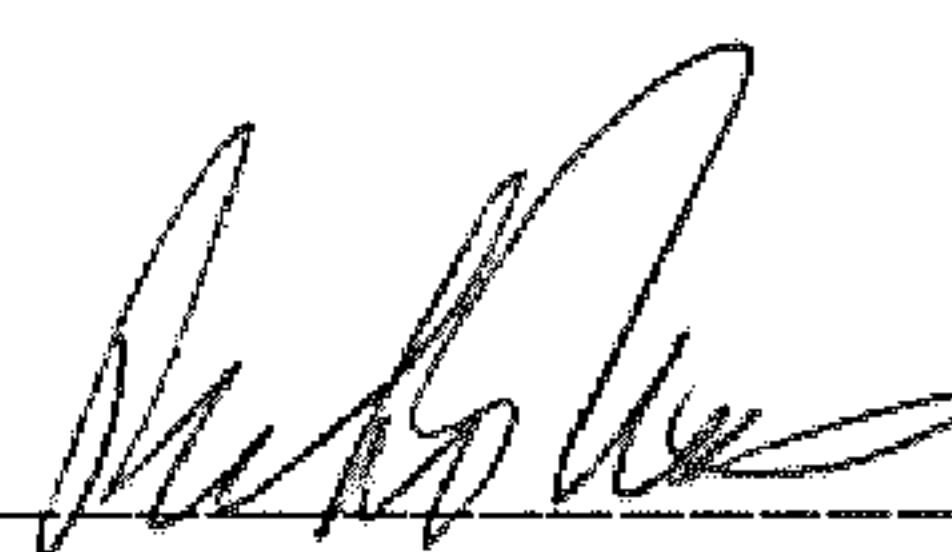
KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Thirty Thousand and 00/100 (\$30,000.00)** and other good and valuable consideration to the undersigned Grantor, **Richie Vines, a married man** in hand paid by **Charles W. Nevins and Regena G. Nevins** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Charles W. Nevins and Regena G. Nevins** hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

Lot 23, according to the survey of Emerald Lake, Plat No. 1, as recorded in Map Book 19, Page 30 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

1. Subject to Ad Valorem taxes, easements and restrictions of record.
2. Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any
3. This is not the primary residence of the Grantor not his spouse. This is raw land.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantors hereby covenants with the said Grantees and its purchasers or assigns, that Grantors is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantors will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantors.

Given under our hand and seal this 25th day of February, 2019.



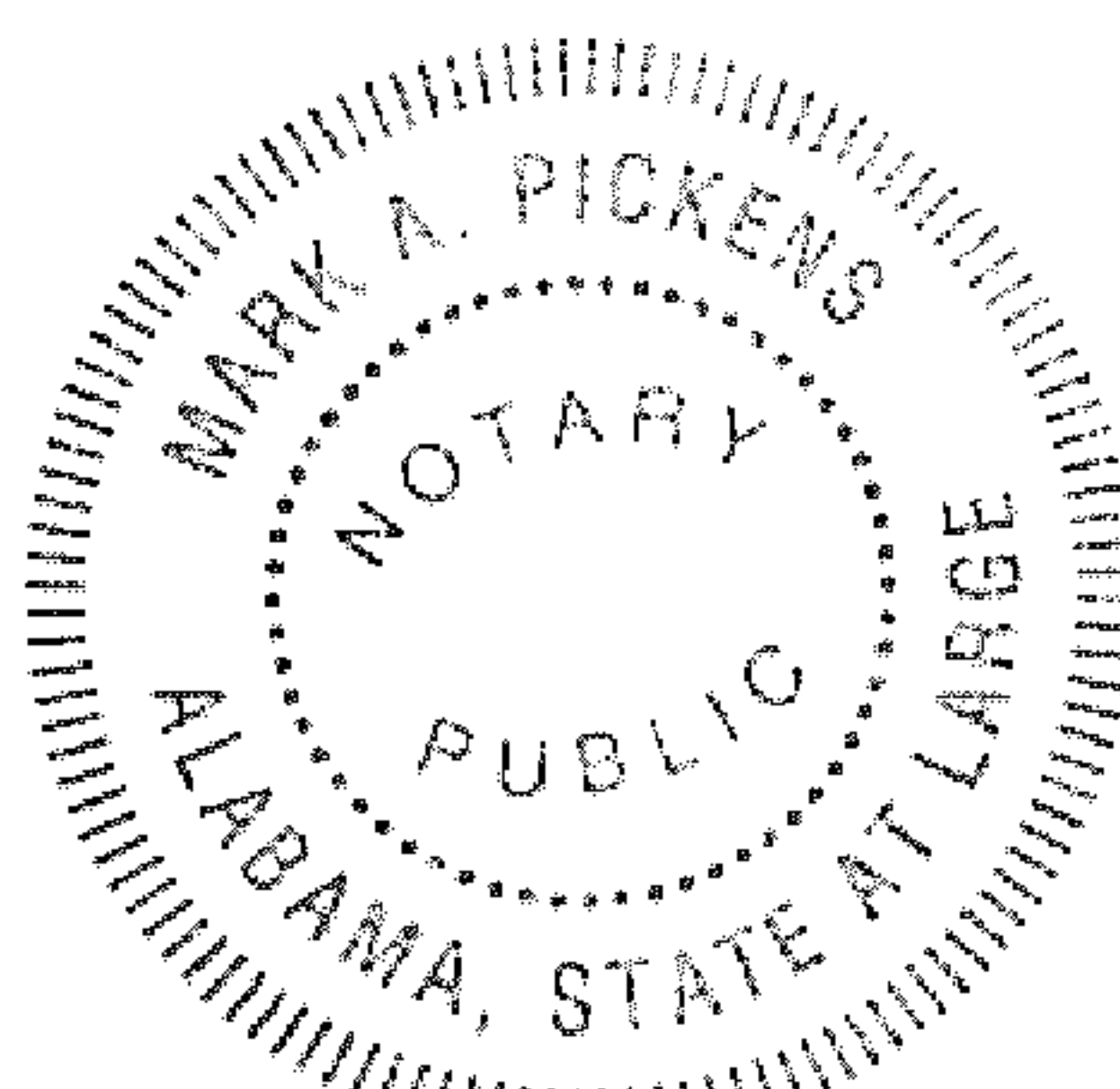
Richie Vines

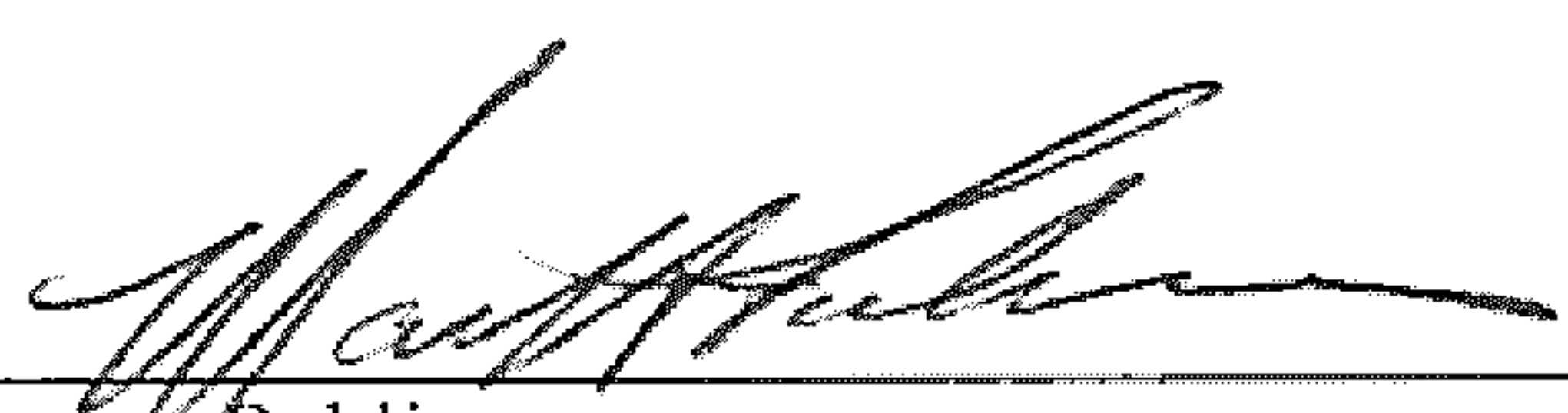
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Richie Vines, a married man**, who 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 seal this 25th day of February, 2019.

Prepared By:
Mark A. Pickens
Mark A. Pickens, P. C.
Post Office Box 26101
Birmingham, AL 35260
MAP# 19-0023





Notary Public
My Commission Expires: 3-10-2021

Real Estate Sales Validation Form

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

Grantor's Name Richie Vines
Mailing Address 133 Emerald Lake Drive
Pelham, AL 35124

Grantee's Name Charles W. Nevins
Mailing Address Regena G. Nevins
1096 Country Club Ct.
Hoover, AL 35244

Property Address 129 Emerald Lake Drive
Pelham, AL 35214

Date of Sale 02/25/2019
Total Purchase Price \$ 30,000.00
or
Actual Value \$ _____

20190304000067260 03/04/2019 09:32:05 AM DEEDS 2/2 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2019 09:32:05 AM
\$48.00 CHERRY
20190304000067260

Ann S. Byrd

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 2/25/19

Print MARK A. Pickens

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one