

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

Send Tax Notice to:  
Kenneth & Leticia Jones  
755 Dissdale LN  
Chesapeake, VA 23320

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY FIVE THOUSAND (\$25,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Paul H. Nicks and Christine R. Nicks, Trustees, or their successors in trust, under the Nicks Living Trust, dated May 7, 2014** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kenneth Jones and Leticia Jones**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A lot or parcel of land more particularly described as follows: Commence at the SW corner of SE ¼ of SW 1/4, Section 17, Township 22, South, Range 3, West & run thence North 1 deg. 45 min. West 320 ft. for point of beginning of the lot herein described, and conveyed; thence North 89 deg. 50 min. East 241 ft., thence North 1 deg. 45 min. West 185 ft.; thence South 78 deg. 45 min. West 241 ft., to the West boundary of said SE ¼ of SW 1/4, thence South 1 deg. 45 min. East 152 ft. to point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS

will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3 day of April, 2019.

Paul H. Nicks, Trustee  
Paul H. Nicks, Trustee

Christine R. Nicks, Trustee  
Christine R. Nicks, Trustee

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Paul H. Nicks and Christine R. Nicks, Trustees under the Nicks Living Trust, dated May 7, 2014, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily, and with full authority, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of April, 2019.

[Signature]  
Notary Public  
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public, State of Alabama  
My Commission Expires: 01/18/21

20190408000113400 2/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/08/2019 03:45:10 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name The Nicks Living Trust  
Mailing Address \_\_\_\_\_  
16040 Cliffrock Ct.  
Colorado Springs, CO 80921

Grantee's Name Leticia Jones  
Mailing Address Kenneth Jones  
755 Dissdale LN  
Chesapeake, VA 23320

Property Address 500 HWY 17  
Montevallo, AL 35115  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 04/03/2019  
Total Purchase Price \$ 25,000.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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 04/03/2019

Print Justin Smitherman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20190408000113400 3/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/08/2019 03:45:10 PM FILED/CERT

Form RT-1