

20190816000298920  
08/16/2019 10:38:13 AM  
DEEDS 1/3

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

Send Tax Notice To:  
**Cindy Yvonne Nichols**  
*2924 Selkirk Cir*  
*Bham AL 35242*

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** }

**COUNTY OF SHELBY** } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Twenty-One Thousand Dollars and NO/100 (\$221,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Julie K. West, a single person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Cindy Yvonne Nichols** (herein referred to as Grantee whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 31, Block 1, according to the Survey of Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.**

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

\$214,370.00 of the above consideration was secured by and through a 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, successors 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, successors 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  
15<sup>th</sup> day of August 2019.

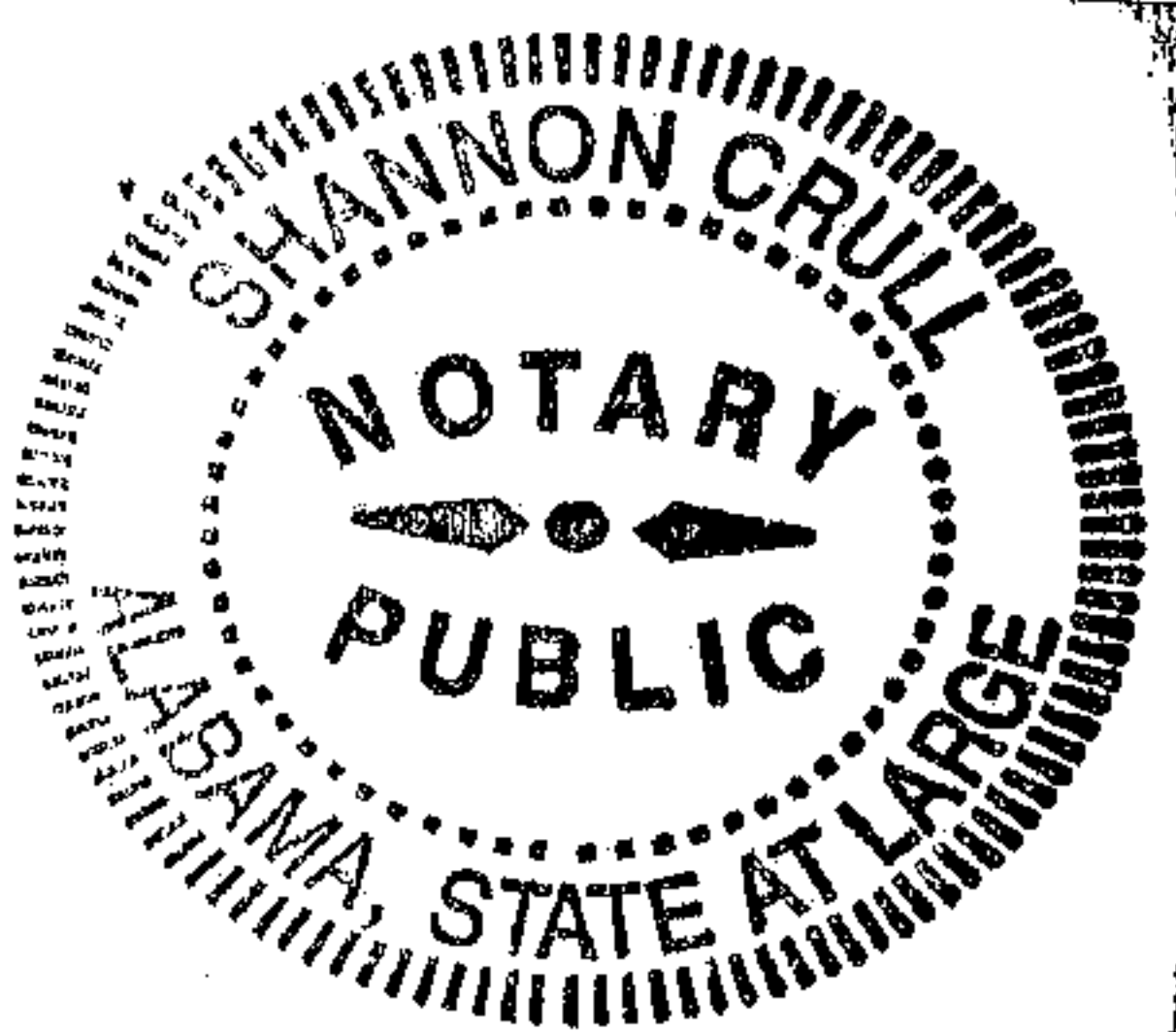
Julie K West  
Julie K. West

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Julie K. West** 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 15<sup>th</sup> day of August 2019.

Notary Seal



[Signature]  
Notary Public  
My commission expires: 4/2/2020

## Real Estate Sales Validation Form

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

Grantor's Name West  
 Mailing Address 2157 Roslyn Drive  
Vestavia AL 35216  
Hills

Grantee's Name Nichols  
 Mailing Address 2924 Selkirk Circle  
Birmingham, AL  
35242

Property Address 2924 Selkirk Cir.  
Birmingham, AL  
35242

Date of Sale 8/15/19  
 Total Purchase Price \$ 221,000

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 8/15/19

Print Shannon Craft

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/16/2019 10:38:13 AM  
 \$28.00 CHARITY  
 20190816000298920

Print Form

Form RT-1

Allen S. Bayl