

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ellis H. Till, III
PO Box 1947
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Eddie F. Nichols, Jr., a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ellis H. Till, III**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 54-A, according to the Survey of Southlake Townhomes, First Addition, as recorded in Map Book 13, Page 32, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

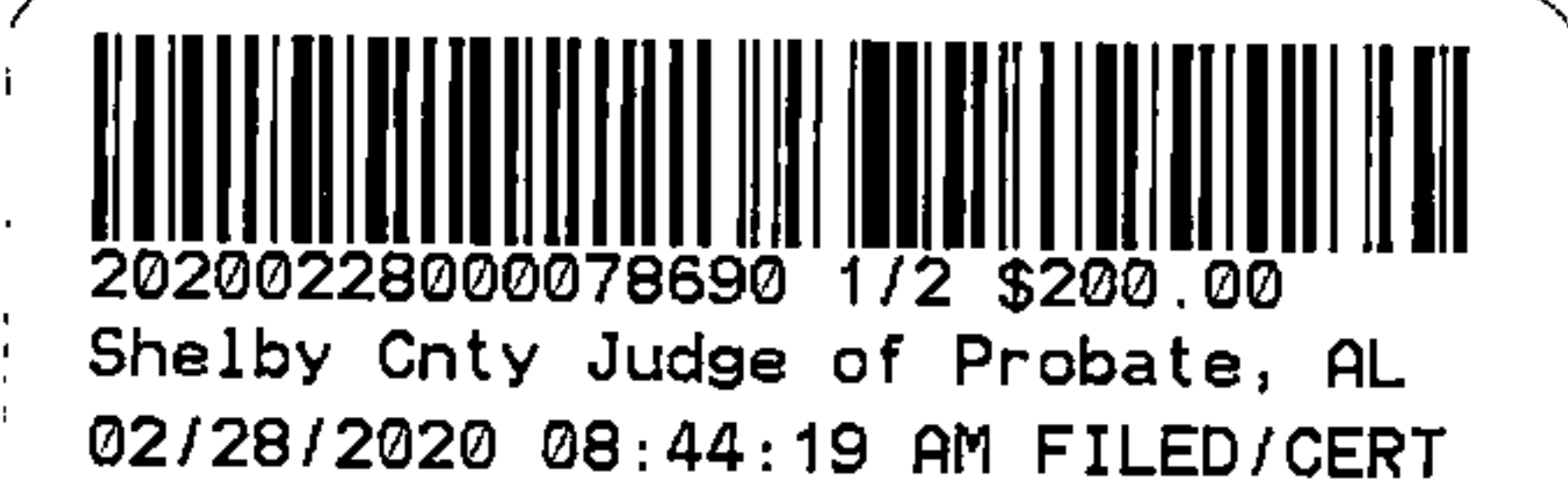
Eddie F. Nichols, Jr. is the surviving grantee of that certain deed recorded in Instrument 20160527000181760. The other grantee, Sam Elliott, having died on September 6, 2017.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **21st** day of **February**, 2020.



Eddie F. Nichols, Jr.
Eddie F. Nichols, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Eddie F. Nichols, Jr., a married man**, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **21st** day of **February**, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06-02-2023

CLAYTON T. SWEENEY, ATTORNEY AT LAW
NOTARY PUBLIC
My Comm. Expires June 2, 2023
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name Eddie F. Nichols, Jr.

Grantee's Name Ellis H. Till, III

Mailing Address 3103 Altaloma Cove
Vestavia, AL 35216

Mailing Address PO Box 1947
Pelham, AL 35124

Property Address 4652 Lake Valley Drive
Hoover, AL 35244

Date of Sale February 21, 2020

Total Purchase Price \$ 175,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 02/28/2020
State of Alabama
Deed Tax: \$175.00

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/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other - property tax redemption |
| ☒ 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 _____

Print Eddie F. Nichols, Jr.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

20200228000078690 2/2 \$200.00
Shelby Cnty Judge of Probate, AL
02/28/2020 08:44:19 AM FILED/CERT

CLAYTON T. SHERNEY, ATTORNEY AT LAW