

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Shawn Nixon  
Rachel G. Nixon  
Jo Ann Battles Hall

500 Hwy 7  
Wilsonville, AL 35186

File No.: MV-20-26221

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James A. Honea, Jr. and Wanda P. Honea**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shawn Nixon, Rachel G. Nixon, and Jo Ann Battles Hall**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

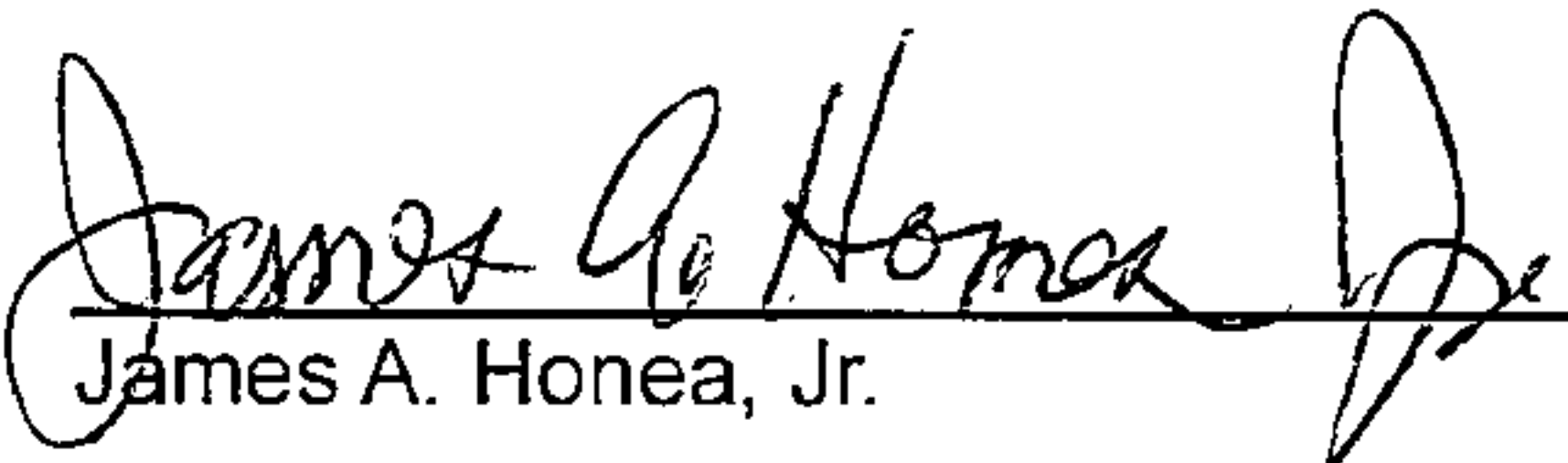
**Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

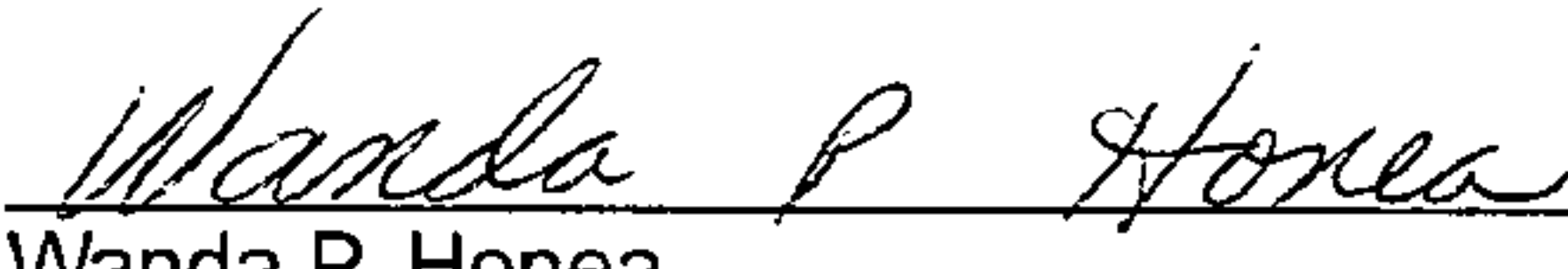
**\$192,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of May, 2020.

  
James A. Honea, Jr.

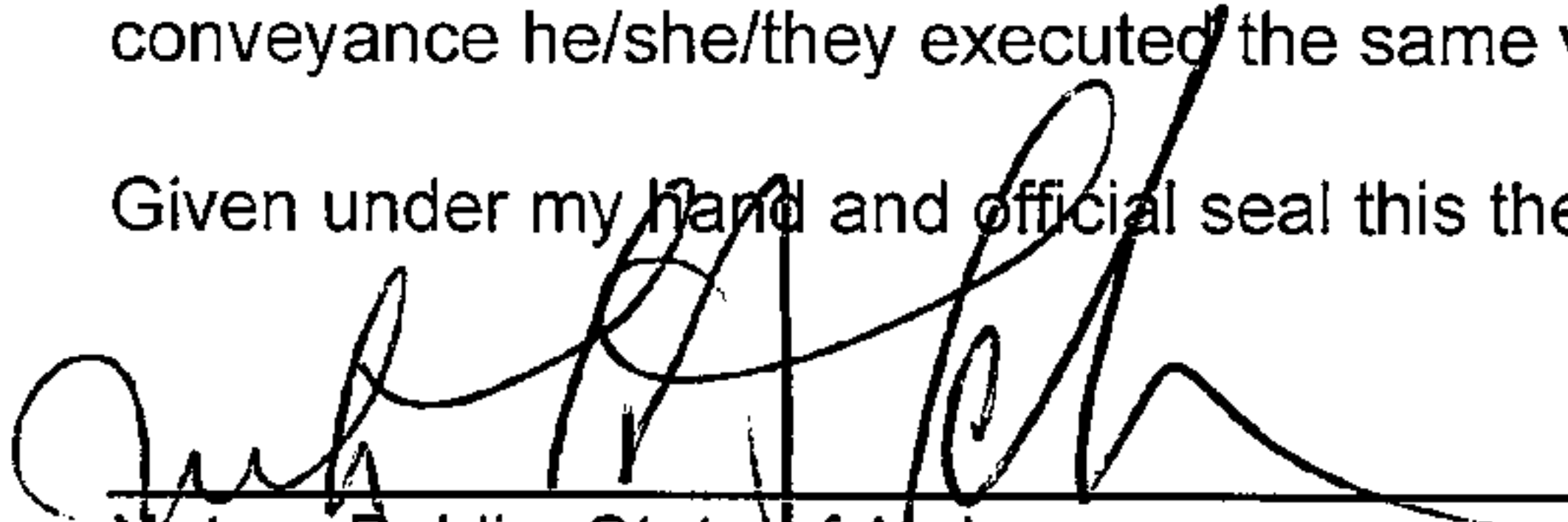
  
Wanda P. Honea

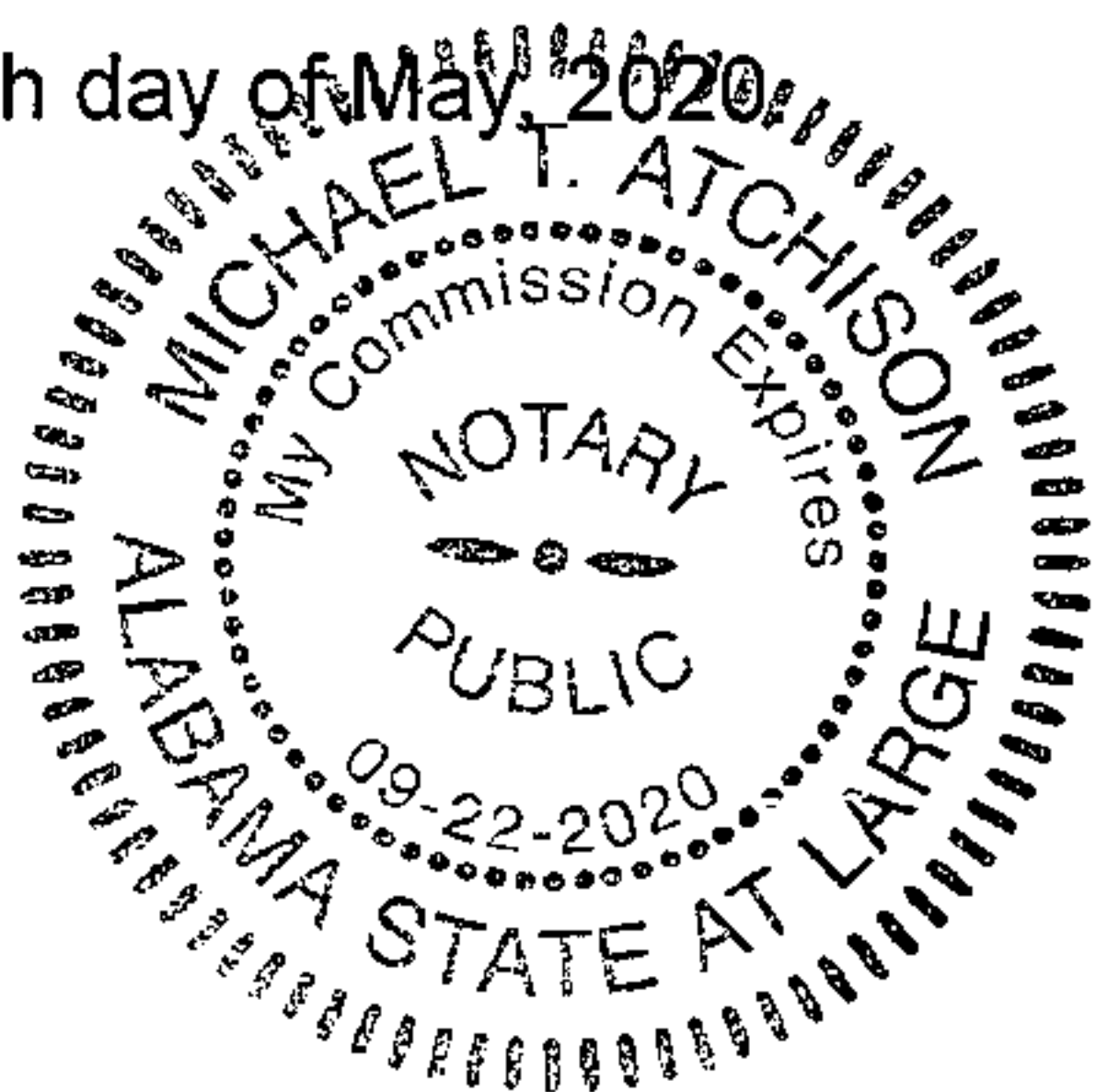
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James A. Honea, Jr. and Wanda P. Honea, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of May, 2020.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama and run thence North 01 deg. 18 min. 38 sec. West along the East line of said 1/4-1/4 a distance of 873.14 feet to a one half inch steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 1,117.97 feet to a one half inch steel rebar corner; thence run North 89 deg. 10 min. 42 sec. West a distance of 1,291.78 feet to a one half inch steel rebar corner on the East right of way line of Shelby County Highway Number 7; thence run South 00 deg. 21 min. 21 sec. East along said right of way line a distance of 1,117.44 feet to a one half inch steel rebar corner; thence run south 89 deg. 10 min. 42 sec. East a distance of 1,310.41 feet to the Point of Beginning.

**LESS AND EXCEPT:**

Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 30 minutes 20 seconds East, a distance of 326.43 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 339.00 feet; thence North 88 degrees 33 minutes 04 seconds West, a distance of 1287.38 feet to a point on the East R.O.W line of Shelby County Highway 7; thence South 00 degrees 25 minutes 02 seconds West and along said R.O.W. line, a distance of 339.00 feet; thence South 88 degrees 33 minutes 03 seconds East and leaving said R.O.W. line, a distance of 1286.86 feet to the POINT OF BEGINNING. Also, to be known as Lot 1, according to the survey of Cedarfield, as recorded in Map Book 44, Page 46, in the Probate Office, Shelby County, Alabama.

Real Estate Sales Validation Form

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

|                  |                                                      |                         |                                                       |
|------------------|------------------------------------------------------|-------------------------|-------------------------------------------------------|
| Grantor's Name   | James A. Honea, Jr.<br>Wanda P. Honea                | Grantee's Name          | Shawn Nixon<br>Rachel G. Nixon<br>Jo Ann Battles Hall |
| Mailing Address  | <u>+360 Fowler Ln</u><br><u>Shelby, AL 35143</u>     | Mailing Address         | <u>500 Hwy 7</u><br><u>Wilsonville, AL 35186</u>      |
| Property Address | <u>500 Highway 7</u><br><u>Wilsonville, AL 35186</u> | Date of Sale            | <u>May 07, 2020</u>                                   |
|                  |                                                      | Total Purchase Price    | <u>\$385,000.00</u>                                   |
|                  |                                                      | 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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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.

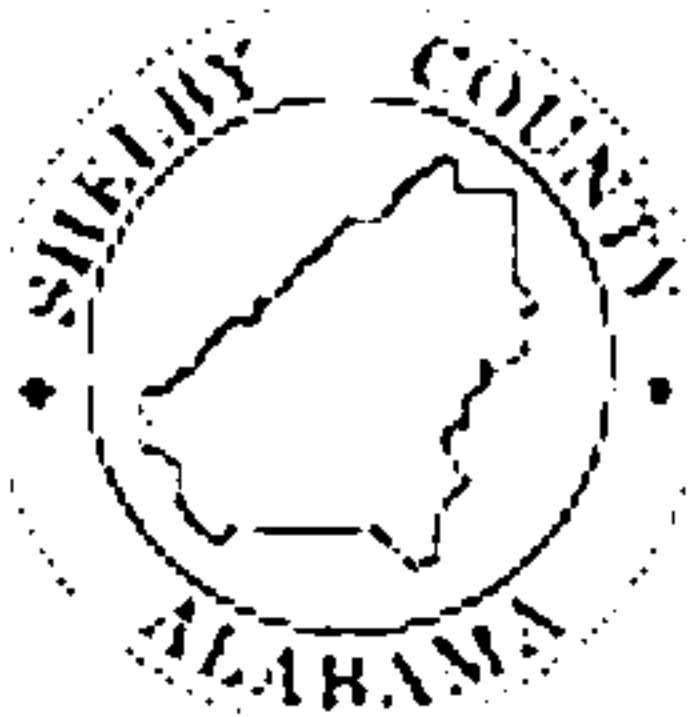
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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                                | <u>May 06, 2020</u> | Print | <u>James A. Honea, Jr.</u>               |
| <input type="checkbox"/> Unattested |                     | Sign  | <u>[Signature]</u>                       |
|                                     | (verified by)       |       | (Grantor/Grantee/Owner/Agent) circle one |

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/08/2020 09:33:27 AM  
\$221.50 MISTI  
20200508000181040

Allen S. Bayl