

Send tax notice to:
Mr. and Mrs. Jonathan Steven Nelson
1525 Laurens Street
Birmingham, Alabama 35242

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

20200716000295730
07/16/2020 08:45:48 AM
DEEDS 1/4

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Jonathan Steven Nelson, joined by his wife, Kristina Faith Wilburn Nelson (a/k/a Kristina Wilburn or Kristina Faith Wilburn) (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Jonathan Steven Nelson and Kristina Faith Wilburn Nelson (a/k/a Kristina Wilburn or Kristina Faith Wilburn), husband and wife (hereinafter referred to as "Grantees"), as tenants in common with equal rights and interest for the period or term that the Grantees shall both survive, and unto the survivor of the Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 91-A, according to the Final Plat of Beaumont Phase 4 Residential Subdivision, being a Resurvey of Lots 85-99 and 102-110 as recorded in Map Book 39, page 83, original Plat recorded in Map Book 38, page 134 in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20130423000164940

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year

but not yet payable.

2. All mortgages, easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, in the manner and interest as set forth and stated herein above, it being the express intention of the Grantors to create a life estate in each of the Grantees herein and a contingent remainder interest conditioned upon the survival of each Grantee by the other.

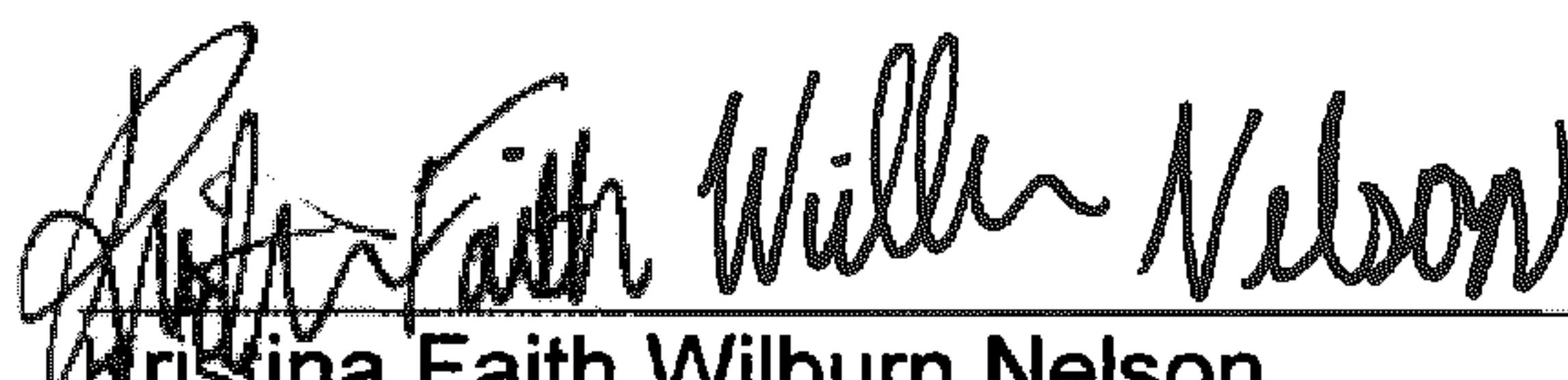
The Grantors and the Grantees are one and the same persons.

The above property constitutes the homestead of the Grantors.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

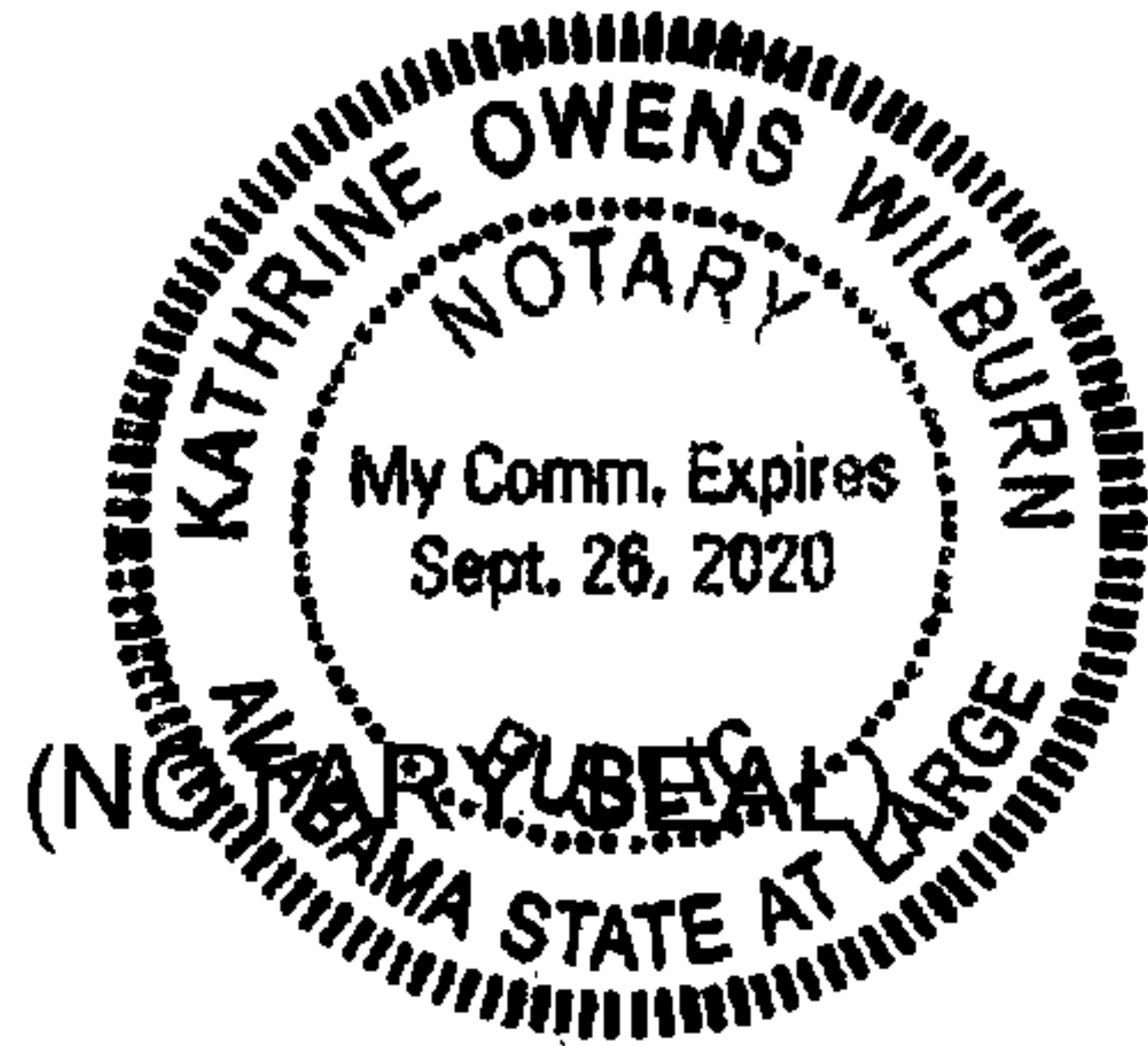
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on
June 21, 2020.


Jonathan Steven Nelson


Kristina Faith Wilburn Nelson
(a/k/a Kristina Wilburn or Kristina Faith Wilburn)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jonathan Steven Nelson and Kristina Faith Wilburn Nelson (a/k/a Kristina Wilburn or Kristina Faith Wilburn), husband and wife, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand on June 21, 2020.



Kathrine Owens Wilburn

Notary Public

Kathrine Owens Wilburn

Printed Name

My Commission Expires: 9-26-2020

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Jonathan & Kristina Nelson
Mailing Address 1525 Laurens Street
Birmingham, AL 35242

Grantee's Name Jonathan & Kristina Nelson
Mailing Address 1525 Laurens Street
Birmingham, AL 35242

Property Address 1525 Laurens Street
Birmingham, AL 35242

Date of Sale 6-21-20
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 139,500



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2020 08:45:48 AM
 \$172.50 CHERRY
 20200716000295730

Ann S. Byrd

*Trans
\$ 12*

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 6-21-20

Print Jonathan Nelson

Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1