

20200918000419570
09/18/2020 11:42:21 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Scott Long and Susan Long
1100 Fox Valley Farms Road
Maylene, Alabama 35114

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Thousand dollars & no cents (\$80,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Beth Marie Nichols, Personal Representative of THE ESTATE OF JASON BUCKLEY NICHOLS, deceased, Case No. PR-2020-000291, in the Probate Court of Shelby County, Alabama and Beth Marie Nichols, an unmarried woman

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Scott Long and Susan Long

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the SE 1/4 of the SE 1/4 of Section 32, Township 20, Range 3 West and being more particularly described as follows;

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West; thence East along the North line of said 1/4-1/4 Section a distance of 315.62 feet; thence South 1 degree 33 minutes 0 seconds East a distance of 327.31 feet to the Point of Beginning; thence continue along the last described course a distance of 260.00 feet; thence South 83 degrees 25 minutes 5 seconds East a distance of 175.85 feet; thence North 6 degrees 43 minutes 19 seconds West a distance of 286.09 feet; thence South 88 degrees 25 minutes 59 seconds West a distance of 148.29 feet to the Point of Beginning; being situated in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

\$110,000.00

~~\$110,000.00~~ of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

The right of interested parties to file claims against **THE ESTATE OF JASON BUCKLEY NICHOLS, deceased, Case No. PR-2020-000291, in the Probate Court of Shelby County, Alabama** from date of Letters of Testamentary issuance. Said date being: October 17, 2020.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2008125

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), September 15, 2020.

Beth Marie Nichols
Beth Marie Nichols, Personal Representative ^{Seal}
ESTATE OF JASON BUCKLEY NICHOLS, deceased, Case
No. PR-2020-000291, i
Beth Marie Nichols ^(Seal)
Beth Marie Nichols

STATE OF ALABAMA

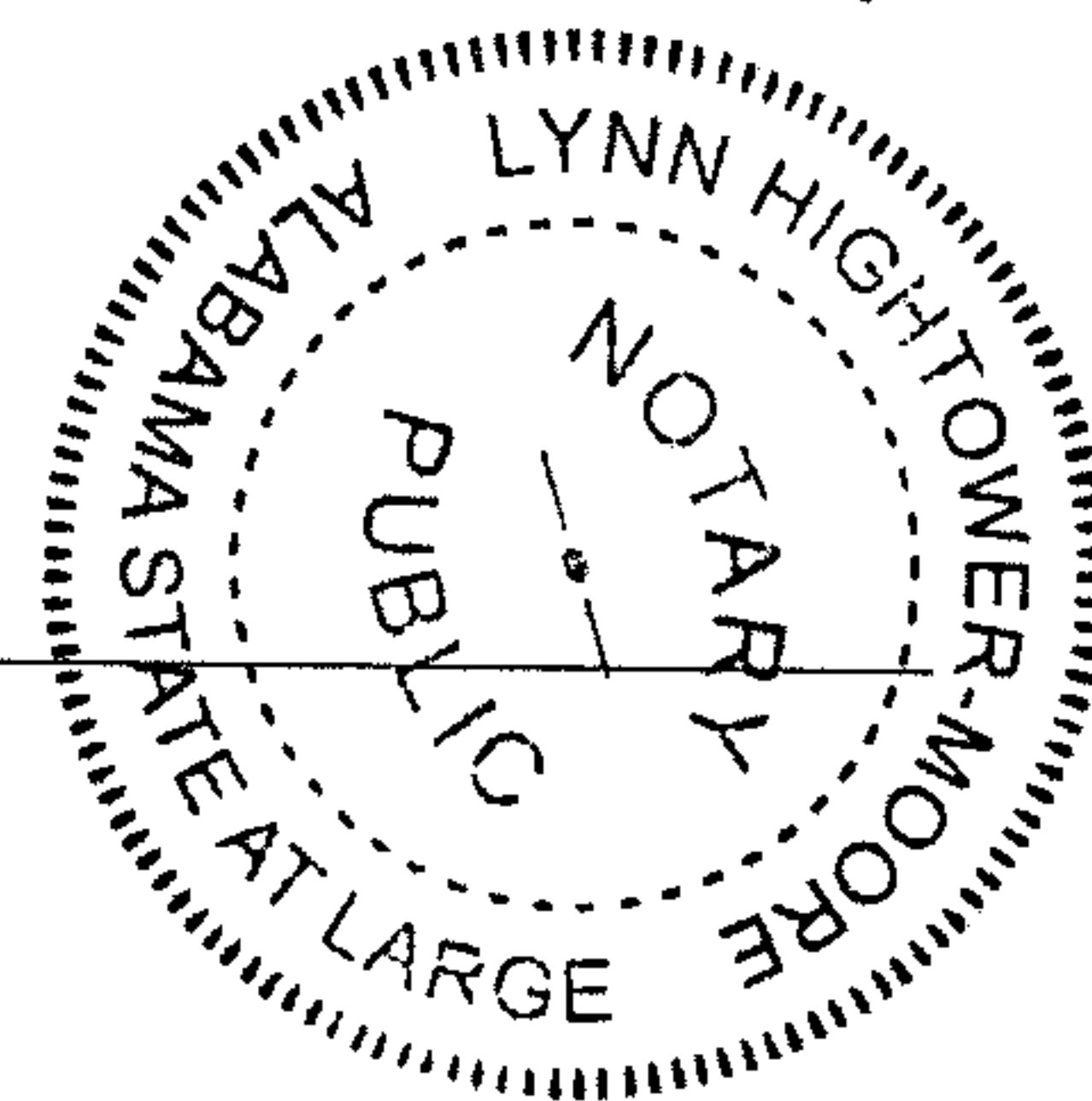
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Beth Marie Nichols**, an **unmarried woman**, 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 have/has executed the same voluntarily on the day the same bears date.

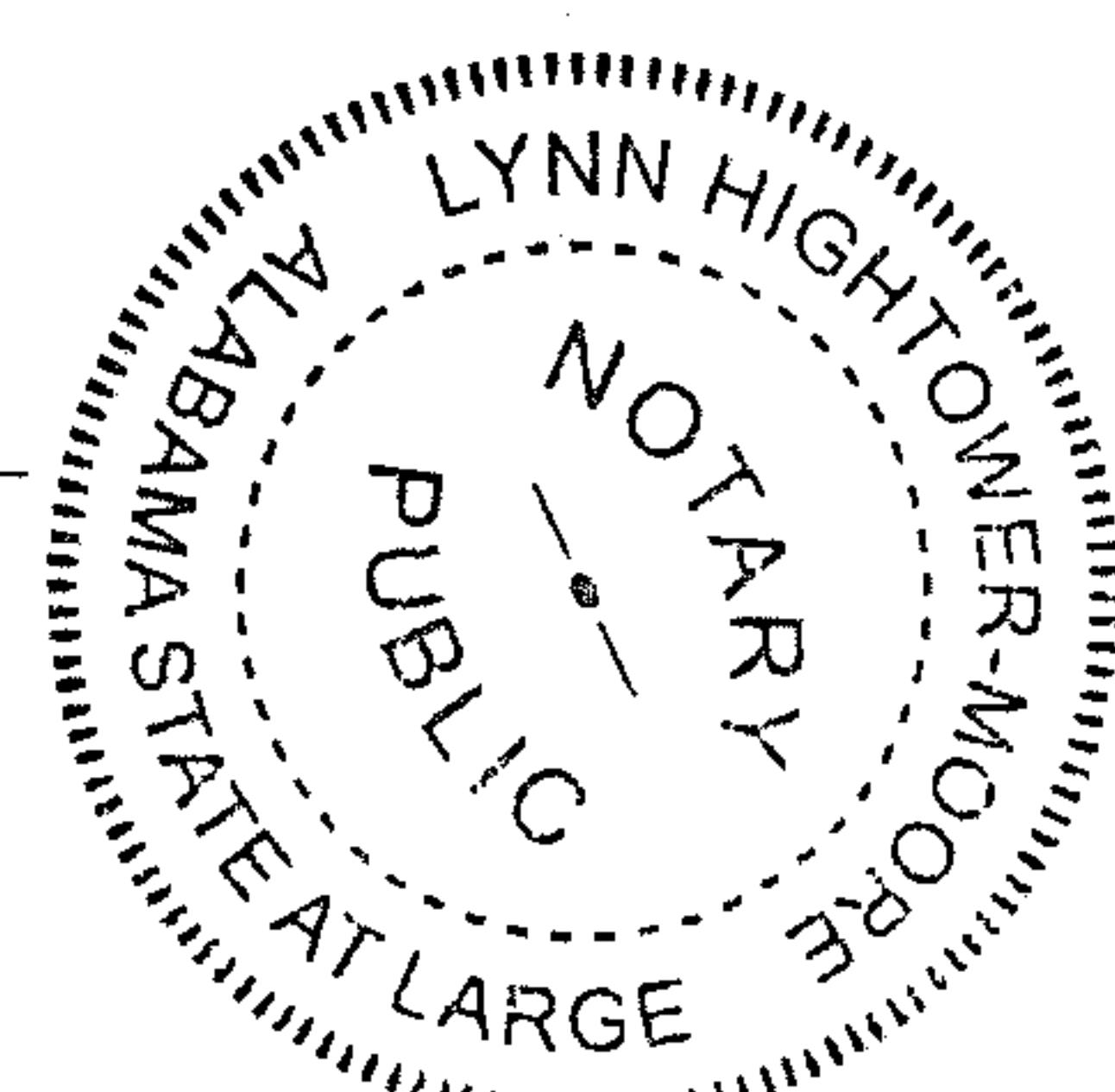
Given under my hand and official seal this 15th day of September, 2020

Beth Marie Nichols
Notary Public.
(Seal)
My Commission Expires: 1-4-22



I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Beth Marie Nichols, whose name is signed as Personal Representative of the Estate of Jason Buckley Nichols, deceased, Probate Case #PR-2020-000291, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on September 15, 2020.

Beth Marie Nichols
Notary Public
My commission expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name Beth Marie Nichols, Personal Representative of THE ESTATE OF JASON BUCKLEY NICHOLS, deceased, Case No. PR-2020-000291, in the Probate Court of Shelby County, Alabama and Beth Marie Nichols

Mailing Address 2207 County Road 508 Marbury, Alabama 36051

Property Address 1100 Fox Valley Farms Road, Maylene, Alabama 35114

Grantee's Name Scott Long and Susan Long

Mailing Address 1100 Fox Valley Farms Road Maylene, Alabama 35114

Date of Sale 09/15/2020

Total Purchase Price \$80,000.00

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
 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 currency market value.

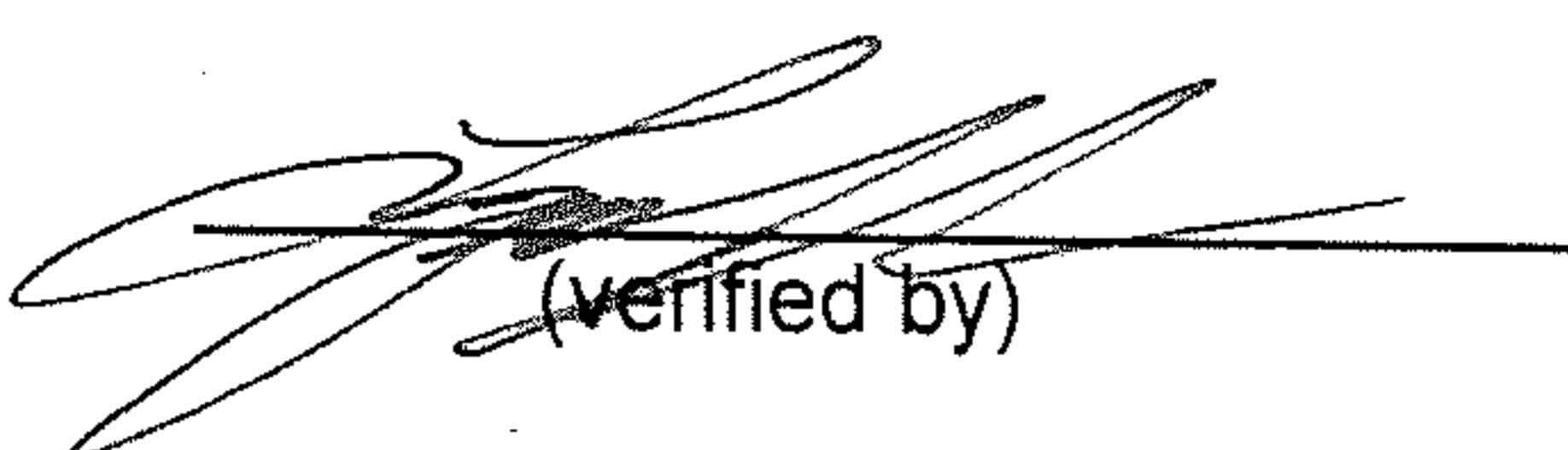
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 9-15-2020

Print Scott Long

Unattested


 (Verified by)

Sign _____


 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2020 11:42:21 AM
 \$29.00 MISTI
 20200918000419570

