

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Margaret K. Nelson
471 Lakewood Ln.
Columbiana, AL 35051

20201110000514430
11/10/2020 11:42:20 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Hundred Forty-Five Thousand And No/100 Dollars (\$845,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Suzanne Rickles, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Margaret K. Nelson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A tract of land, lying in the South 1/2 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a railroad rail found and locally accepted to be the Northwest corner of the Southeast 1/4 of said Section 34; thence North 89 degrees 38 minutes 27 seconds East along the North line of said 1/4 section for a distance of 1,323.64 feet to a railroad rail found at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 34; thence South 00 degrees 34 minutes 10 seconds East along the East line of said 1/4 - 1/4 section for a distance of 1,321.65 feet to a railroad rail found at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 34; thence South 00 degrees 00 minutes 03 seconds East along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 34 for a distance of 327.91 feet to an axle found; thence leaving said East line, North 89 degrees 40 minutes 34 seconds West for a distance of 585.00 feet to a 1/2" rebar found; thence South 00 degrees 34 minutes 42 seconds West for a distance of 210.00 feet to a 1/2" rebar found; thence South 88 degrees 52 minutes 16 seconds West for a distance of 735.00 feet to a 1/2" rebar found on the West line of said 1/4 - 1/4 section; thence North 00 degrees 35 minutes 05 seconds West along the West line of said 1/4 - 1/4 section for a distance of 539.96 feet to a concrete monument found (disturbed) at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 34; thence North 89 degrees 48 minutes 34 seconds West along the South line of said 1/4 - 1/4 section for a distance of 1,321.81 feet to a concrete monument found at the Southwest corner of said 1/4 - 1/4 section; thence North 00 degrees 22 minutes 05 seconds East along the West line of said 1/4 - 1/4 section for a distance of 330.06 feet to a 3" aluminum capped pipe found; thence leaving said West line, South 89 degrees 49 minutes 14 seconds East for a distance of 1,320.00 feet to a 1" rebar found on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 34; thence North 00 degrees 33 minutes 12 seconds West along said West line for a distance of 992.16 feet to the POINT OF BEGINNING. Containing 63.64 acres, more or less.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Suzanne Rickles is the surviving Grantee in that certain Deed recorded at Instrument Number 1998-30866 on August 11, 1998 in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee Rick Rickles died on or about June 23, 2018.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 9th day of November 2020.

Suzanne Rickles
Suzanne Rickles

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suzanne Rickles 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 9th day of November 2020

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Suzanne Rickles

Grantee's Name Margaret K. Nelson

Mailing Address 471 Lakewood Ln.
Columbiana, AL 35051Mailing Address 471 Lakewood Ln.
Columbiana, AL 35051Property Address 471 Lakewood Ln.
Columbiana, AL 35051

Date of Sale November 9, 2020

Total Purchase Price \$845,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Suzanne Rickles, 471 Lakewood Ln., Columbiana, AL 35051.

Grantee's name and mailing address - Margaret K. Nelson, 471 Lakewood Ln., Columbiana, AL 35051.

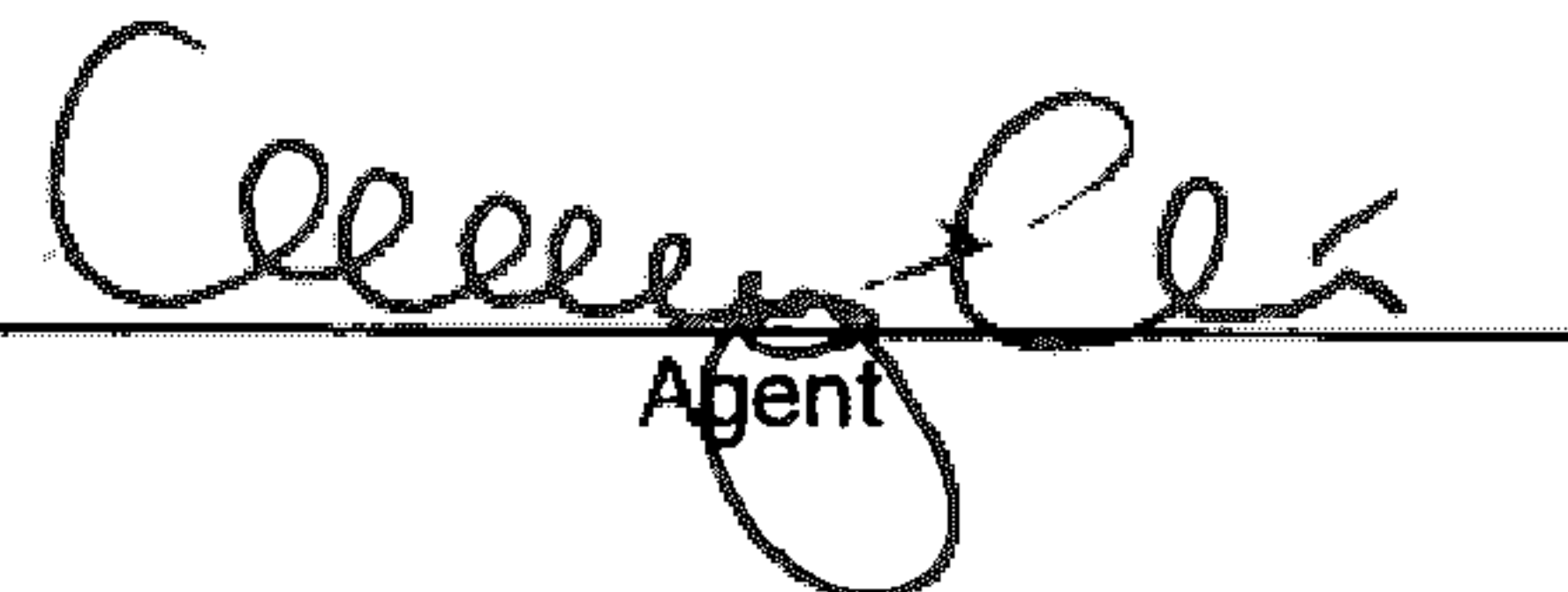
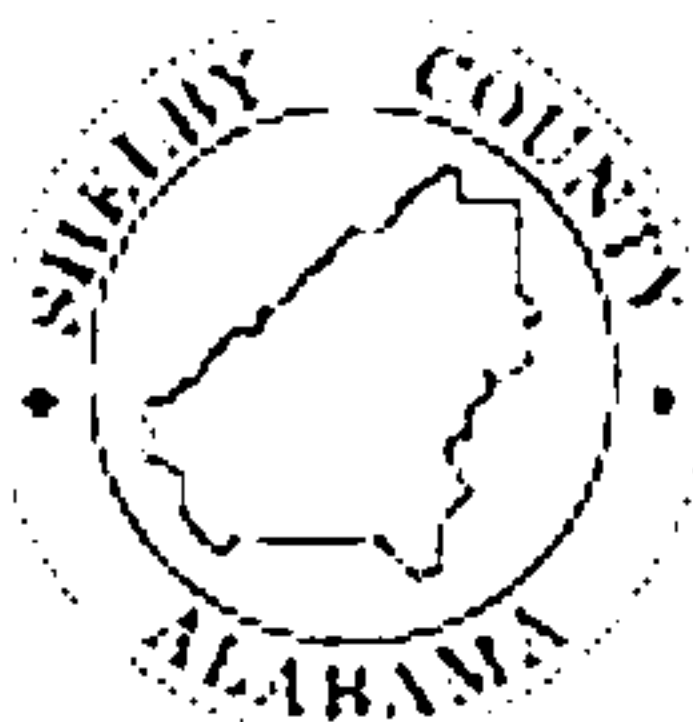
Property address - 471 Lakewood Ln., Columbiana, AL 35051

Date of Sale - November 9, 2020.

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 with 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: November 9, 2020

Sign


AgentFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2020 11:42:20 AM
\$873.00 CHARITY
20201110000514430