

This Instrument was Prepared by:

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

File No.: S-21-27844

Send Tax Notice To: Torie Rinehart Nix
Ricky Lee Nix

PO Box 394
Columbiana, AL 35051

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 **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, **Herbert James Lewis, III, a married man, Terry Alan Daniel, a single man, Leigh Daniel Pappalardo, a married woman, and Kimberly Daniel Torpey, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Torie Rinehart Nix and Ricky Lee Nix**, (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 all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or their spouses if any.

\$0.00 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 15th day of December, 2021.

Herbert James Lewis, III
Herbert James Lewis III

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Herbert James Lewis, III, 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 15th day of December, 2021.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

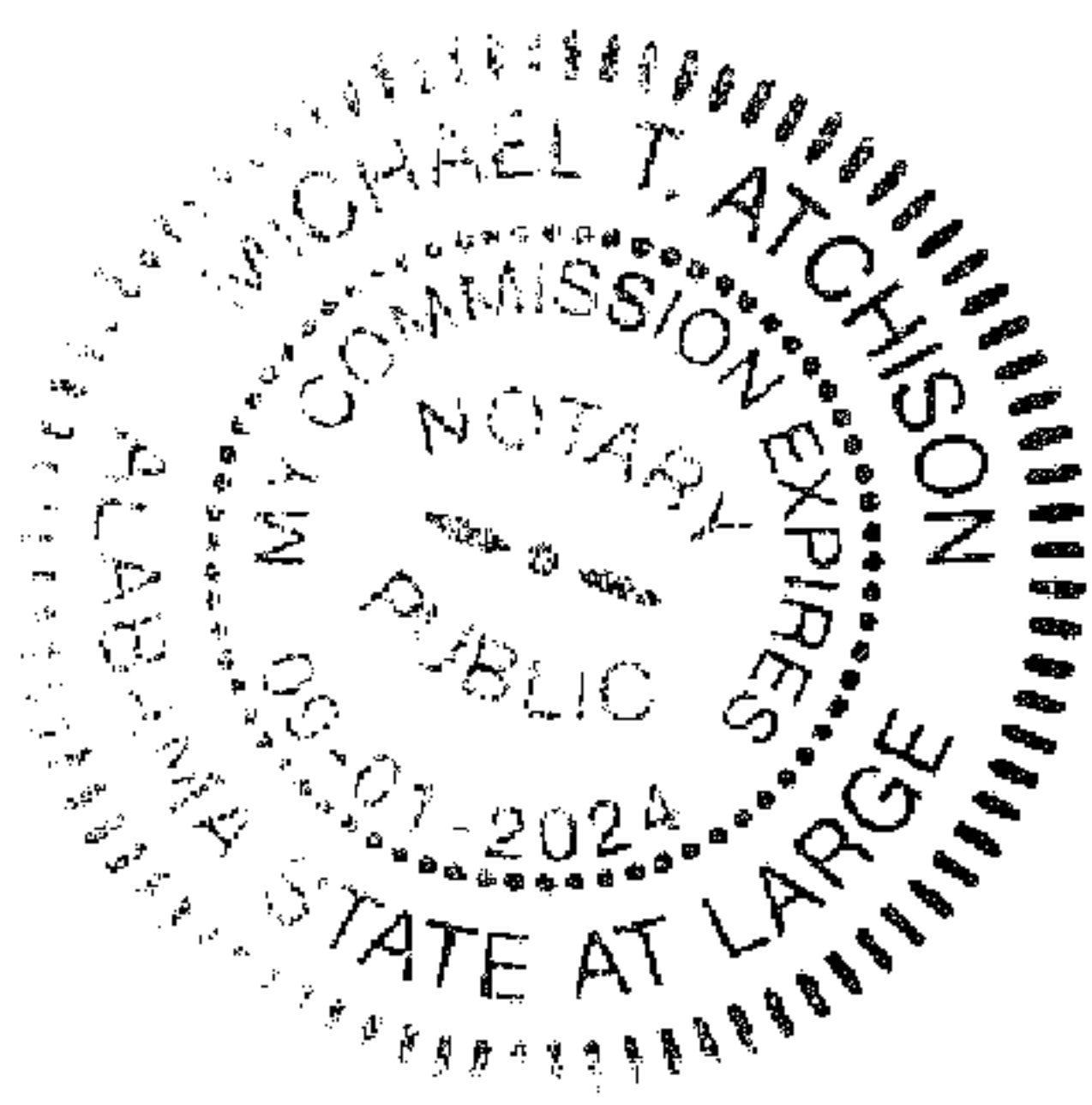


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Begin at the NE corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence South 88 degrees 58 minutes 29 seconds West, a distance of 341.20 feet; thence South 88 degrees 27 minutes 53 seconds West, a distance of 316.39 feet; thence South 88 degrees 55 minutes 38 seconds West, a distance of 630.20 feet; thence South 01 degrees 51 minutes 38 seconds West, a distance of 681.13 feet to a point on the Northeasterly right of way line of Shelby County Highway 47, said point also being the beginning of a curve to the left, having a radius of 9960.00 feet, a central angle of 00 degrees 17 minutes 01 seconds, and subtended by a chord which bears South 21 degrees 17 minutes 27 seconds East, and a chord distance of 49.30 feet; thence along the arc of said curve and said right of way line, a distance of 49.30 feet; thence North 75 degrees 12 minutes 33 seconds East and leaving said right of way line, a distance of 159.61 feet; thence North 14 degrees 47 minutes 27 seconds West, a distance of 71.05 feet; thence North 75 degrees 12 minutes 33 seconds East, a distance of 1195.14 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 338.57 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated September 26, 2012.

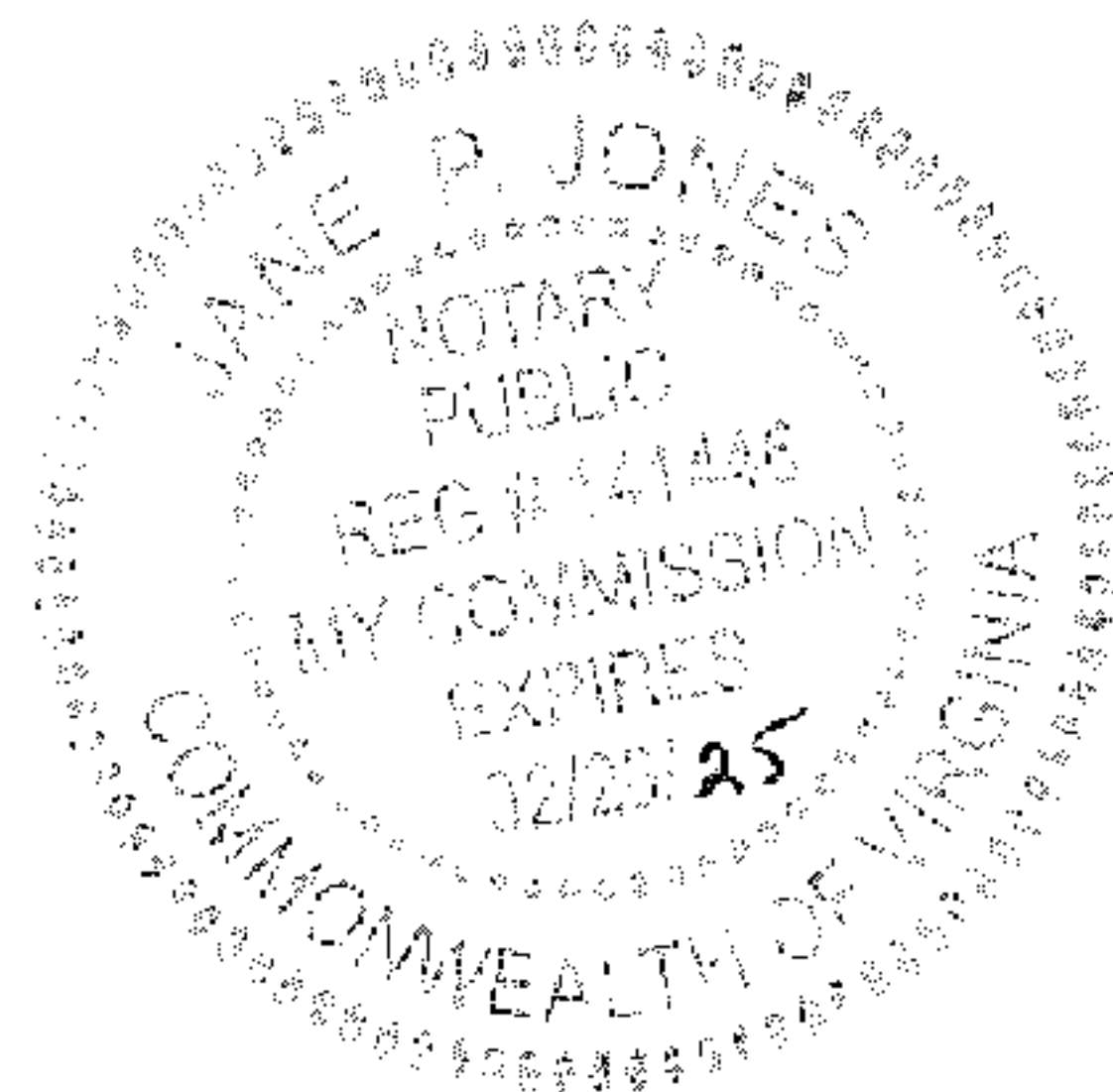
Terry Alan Daniel
Terry Alan Daniel

STATE OF
COUNTY OF

I, JANE P. JONES, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry Alan Daniel**, 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 this 10 day of December, 2021.

Jane P. Jones
Notary Public 141446
My Commission Expires: 2/28/2025





STATE OF *Virginia*
COUNTY OF *Loudoun*

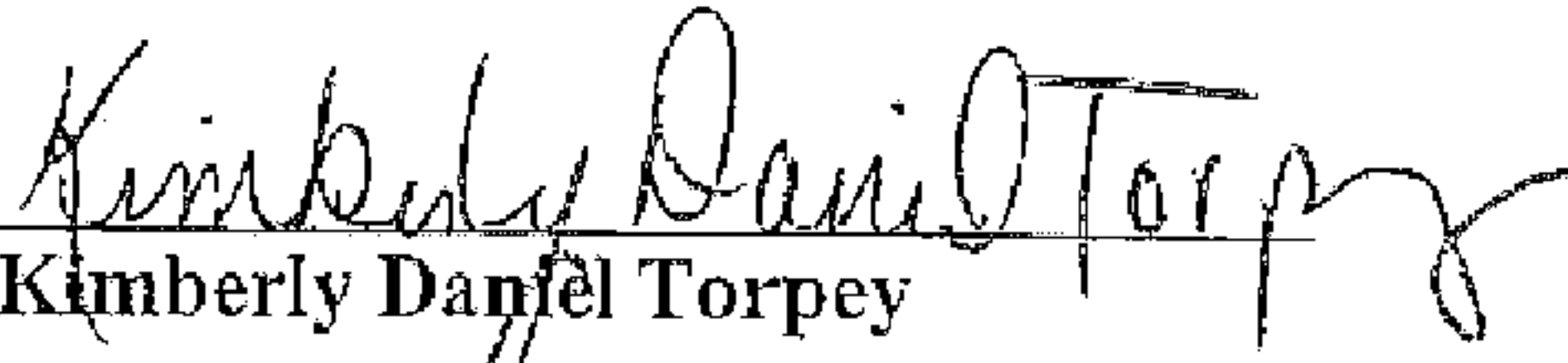
Leigh Daniel Pappalardo
Leigh Daniel Pappalardo
Pappalardo *LD*

I, *David Mellor*, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leigh Daniel Pappalardo**, 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 this *10* day of December, *2021*.

David Mellor

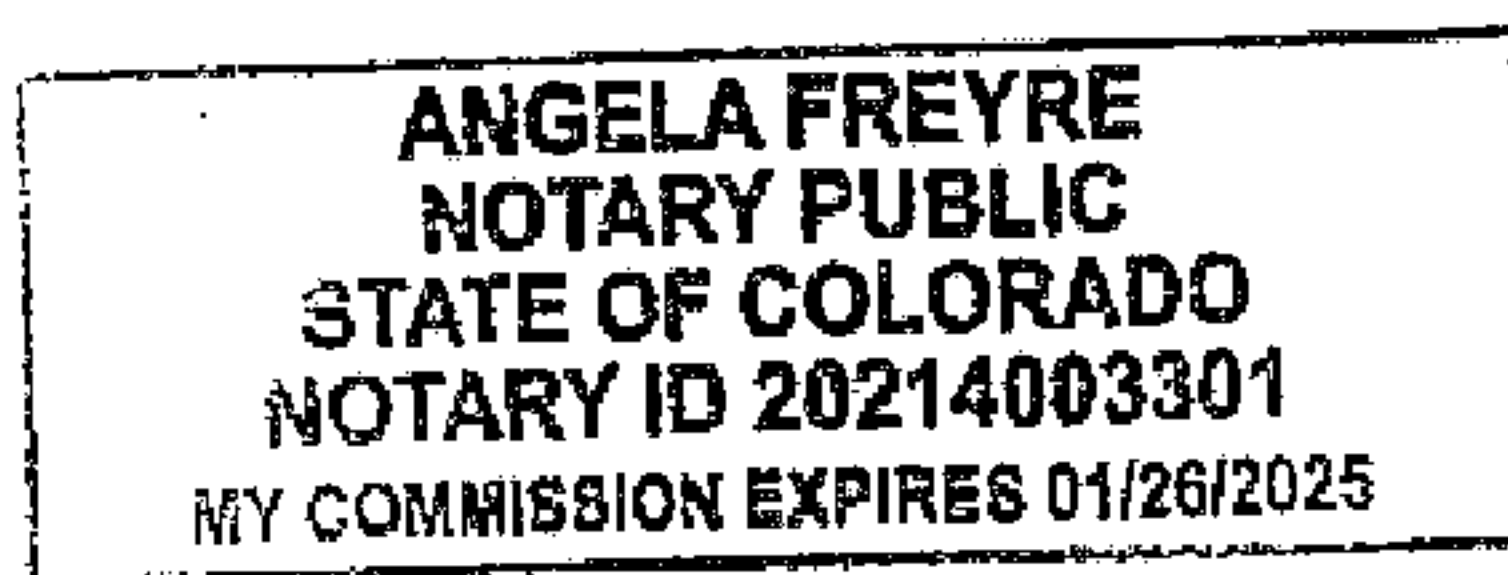
Notary Public
My Commission Expires: *08/31/2022*

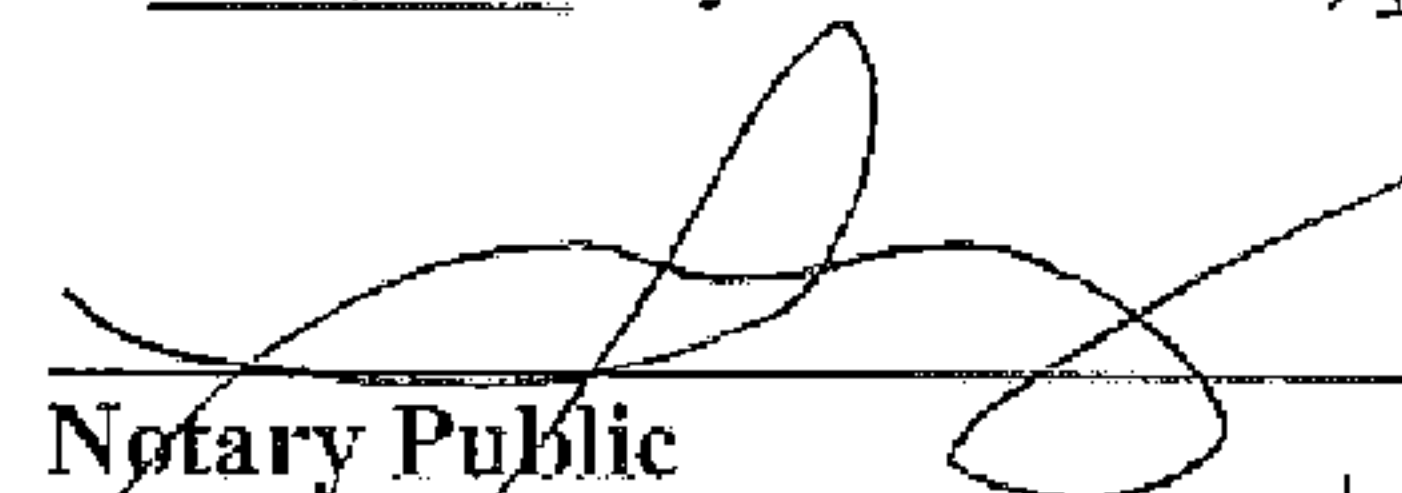

Kimberly Daniel Torpey

STATE OF Arapahoe
COUNTY OF Colorado

I, Kimberly Daniel Torpey, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kimberly Daniel Torpey**, 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 this 11 day of December, 2021.




Notary Public
My Commission Expires: 01/26/2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/16/2021 09:46:36 AM
 \$164.00 JOANN
 20211216000595260

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Herbert James Lewis, III Terry Alan Daniel Leigh Daniel Papalardo Kimberly Daniel Torpey	Grantee's Name	Torie Rinehart Nix Ricky Lee Nix
Mailing Address	<u>3070 Brook Highland Dr</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>P.O. Box 394</u> <u>Columbiana, AL 35051</u>
Property Address	<u>0 Chelsea Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>12-15-21</u>
		Total Purchase Price	<u>\$125,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 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 December 13, 2021

Print M. K. T. Atkins

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1