

THIS INSTRUMENT WAS PREPARED BY:

John H. Morrison

1833 3rd Ave N

Bessemer, AL 35020

SEND TAX NOTICE TO:

MARY NICHOLS

151 NICHOLS DRIVE

CHELSEA, AL 35043



20220421000164530 1/4 \$188.50
Shelby Cnty Judge of Probate, AL
04/21/2022 02:07:36 PM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

Know men by all these presents, That inconsideration of ONE DOLLAR and other good and valuable consideration to the undersigned grantor,

**CARL E. NICHOLS, WILLIAM D. NICHOLS, DEBORAH C. GRIFFITH
AND MARY S. NICHOLS**

(herein referred to as the Grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, Grant, bargain, quit claim, sell and convey unto

MARY S. NICHOLS

(Herein after referred to as the Grantee) the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 34 and 35, of the Laurel Cliffs subdivision, as recorded in the First Addition to Laurel Cliffs, Map Book 12, Page 95, of the records of the Probate Judge of Shelby County, Alabama.

Subject to:

Easements and Restrictions of Record

TO HAVE AND TO HOLD, TO SAID Grantee, her assigns and successors, forever.

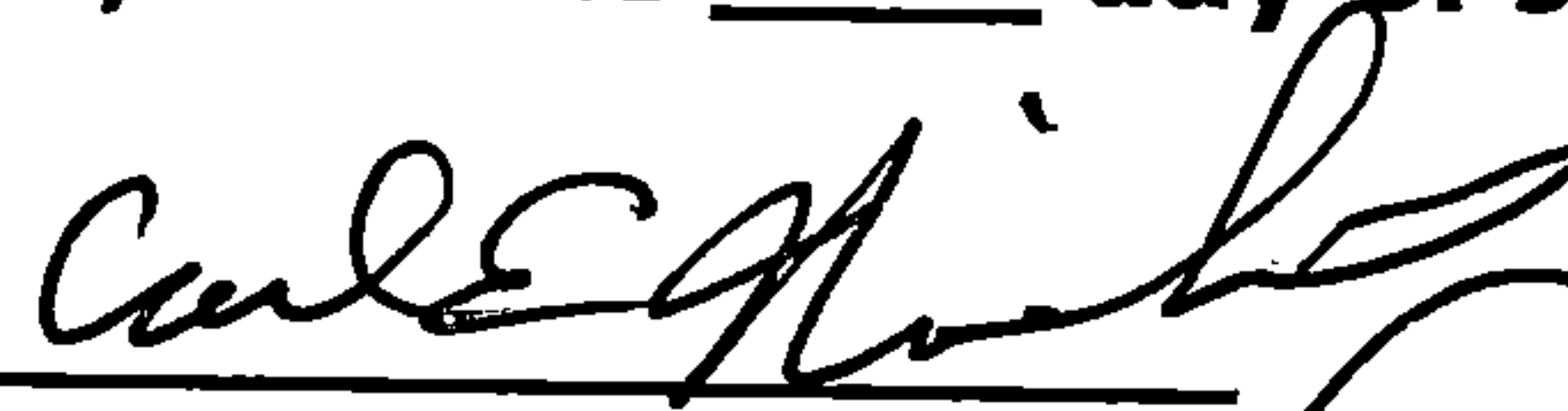
Shelby County, AL 04/21/2022
State of Alabama
Deed Tax: \$155.50

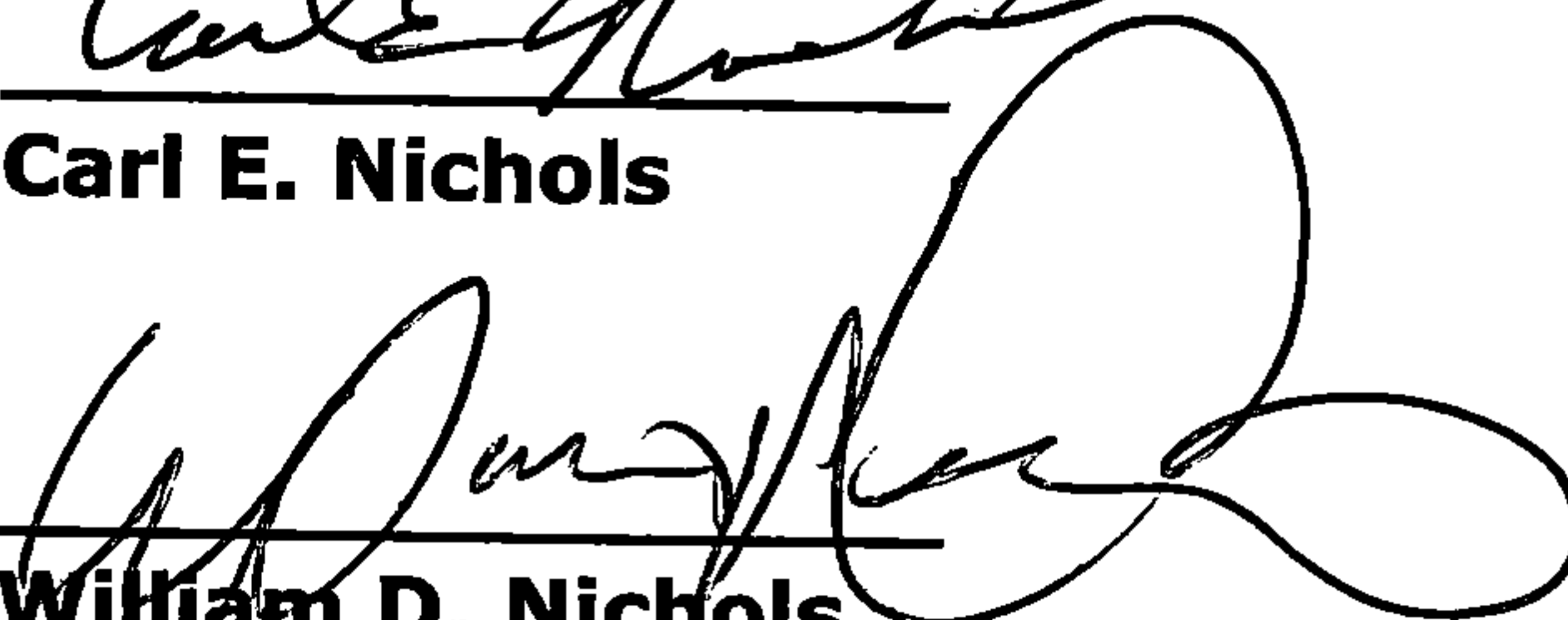


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IN WITNESS WHEREOF, THE SAID GRANTORS, Carl E. Nichols, William D. Nichols, Deborah C. Griffith, and Mary S. Nichols have hereto set their signature and seal, this the 4th day of January 2021.


Carl E. Nichols


William D. Nichols


Deborah C. Griffith

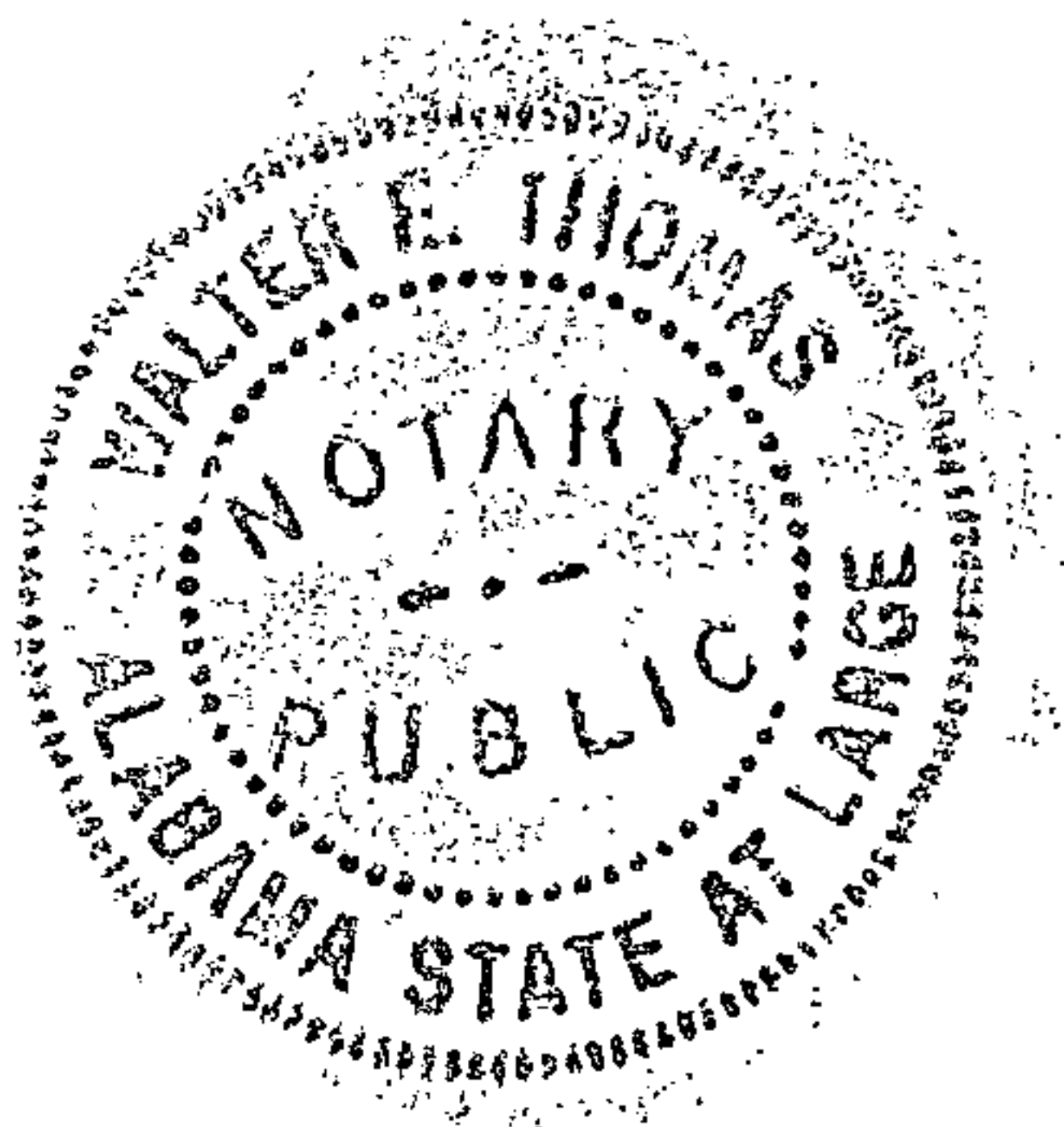

Mary S. Nichols


STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, A Notary Public and for Said County, and said State, hereby certify that Carl E. Nichols, William D. Nichols, Deborah C. Griffith, and Mary S. Nichols, who names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that being informed of the contents of the conveyance, they executed the same voluntarily.

GIVEN UNDER MY AND HAND OFFICIAL SEAL, THIS THE 4th DAY OF JANUARY 2021.





Notary Public:

My Commission expires:

My Commission Expires 5/28/24

STATE OF ALABAMA)
SHELBY COUNTY)

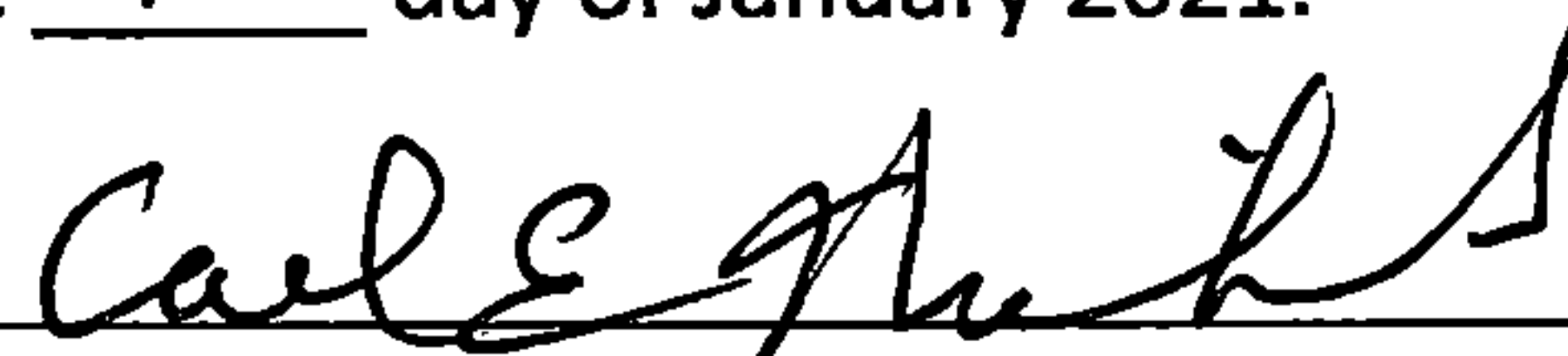
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AFFIDAVIT

Comes now the undersigned, who being known to me, and being duly sworn, do depose and say the following under oath:


- 1) We are the only heirs of Carl B. Nichols, being the said wife of Carl B. Nichols, to wit: Mary S. Nichols; the daughter of Carl B. Nichols, to wit: Deborah C. Griffith; the two sons of Carl B. Nichols, to wit: Carl E. Nichols and William D. Nichols.
- 2) We know of no other heirs of Carl B. Nichols, and we are the only heirs.

Further the affiants sayeth not. Done this the 4th day of January 2021.


Carl E. Nichols


Mary S. Nichols


Deborah C. Griffith


William D. Nichols

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public for the State of Alabama at Large, hereby certify that Mary S. Nichols, Carl E. Nichols. Deborah C. Griffith and William D. Nichols, who being known to me and being duly sworn, acknowledged before me this day, that being informed of the contents of the foregoing affidavit, executed the same voluntarily for said this day.

Real Estate Sales Validation Form

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

Grantor's Name Carl E Nichols
Mailing Address 352 Nichols Road
Chelsea, AL 35045

Grantee's Name _____
Mailing Address _____

Property Address 223 + 224
Laurel Circle
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 207,100

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 3/4 = 155,325
☐ 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 _____

Print Mary S Nichols

Unattested

Sign

Mary S Nichols
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1