This Instrument was Prepared by:

Send Tax Notice To: Thaddeus Nichols

Domonique Nichols

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

File No.: MV-22-28417

309 North Highland Lidga Ct Chelsen, De 35043

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Yesents:
Yesents:

County of Shelby

That in consideration of the sum of Five Hundred Twenty Five Thousand Dollars and No Cents (\$525,000.00), 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, Randy E. Glaze and Angela W. Glaze, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Thaddeus Nichols and Domonique Nichols, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 12, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$498,750.00** 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.

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IN WITNESS WHEREOF, I (we) have hereunto set	my (our) hand(s) and seal(s) this the $15\%$ day of
- Duy, 2022-	
Rul G. Su	anda W. Mare
Randy E. Glaze	Angela W. Glaze

State of Alabama

County of Shelby

I, Michael L. Jake and Angela W. Glaze, 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 May of 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	Randy E. Glaze Angela W. Glaze	Grantee's Name	Thaddeus Nichols Domonique Nichols	
Mailing Address	4028 Laura Lane Chelsea, AL 35043	Mailing Address	309 North Highland Ridge C. Chalcen Ad 35-043	
Property Address	309 Highland Ridge Ct. Chelsea, AL 35043	Date of Sale Total Purchase Price or Actual Value or	July 15, 2022 \$525,000.00	
		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  XX Sales Contract  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 <u>Code of Alabama 1975</u> § 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 <u>July 14, 2022</u>		Print Randy E. Glaze	<b>e</b>	
Unattested		Sign (Grantor/C Ciled and Recorded Official Public Records Judge of Probate, Shelby County Al	Grantee/Owner/Agent) circle one	

Clerk

Shelby County, AL

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