



20221011000385460 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/11/2022 10:51:33 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and No/100 (\$10.00)** to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Tammy M. Nickles, as Personal Representative of the Estate of Sylar Mae McGuire, Case No. PR-2020-000900, Probate Court of Shelby County, Alabama,** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Tammy M Nickles and Vick Nickles** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

This deed was prepared without the benefit of a Title search or Title insurance. Legal description furnished by Grantor.

The above describe property does not constitute the homestead of the grantor nor that of her spouse.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 5 day of October, 2022.



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Tammy M. Nickles

**Tammy M. Nickles, as Personal Representative of the
Estate of Sylar Mae McGuire, Case No.
PR-2020-000900, Probate Court of Shelby County,
Alabama**

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Tammy M. Nickles, as Personal Representative of the Estate of Sylar Mae McGuire, Case No. PR-2020-000900, Probate Court of Shelby County, Alabama**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of October, 2022.

Mary Chapman
Notary Public

My Commission Expires: 9-28-25



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EXHIBIT "A"

PARCEL 3

A parcel of land, lying in the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 2" open top pipe found and locally accepted to be the Southwest corner of said 1/4-1/4 section; thence North 00 degrees 06 minutes 39 seconds West along the East line of said 1/4-1/4 section for a distance of 758.50 to an iron pin set stamped "Clinkscapes" set on the South right of way margin of Mimosa Road (80' right of way); thence North 77 degrees 40 minutes 12 seconds East along said right of way for a distance of 676.03 feet to a 5/8" rebar found (said rebar 28.6 feet Northeast of a concrete monument found on said right of way margin); thence leaving said right of way, South 00 degrees 00 minutes 37 seconds West for a distance of 905.28 feet to a 1" open top pipe found on the South line of said 1/4-1/4 section; thence North 89 degrees 47 minutes 22 seconds West along said South line for a distance of 658.81 feet to the POINT OF BEGINNING. Containing 12.60 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Tammy M. Nickles
Mailing Address 7501 Chesnut Street
Leeds, AL 35094

Grantee's Name Tammy & Vick Nickles
Mailing Address 7501 Chesnut Street
Leeds, AL 35094

Property Address 1662 Mimosa Rd
Leeds, AL 35094

Date of Sale
Total Purchase Price \$ 282,446
or
Actual Value \$ 320,360.00
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 transferring out of estate Per Will

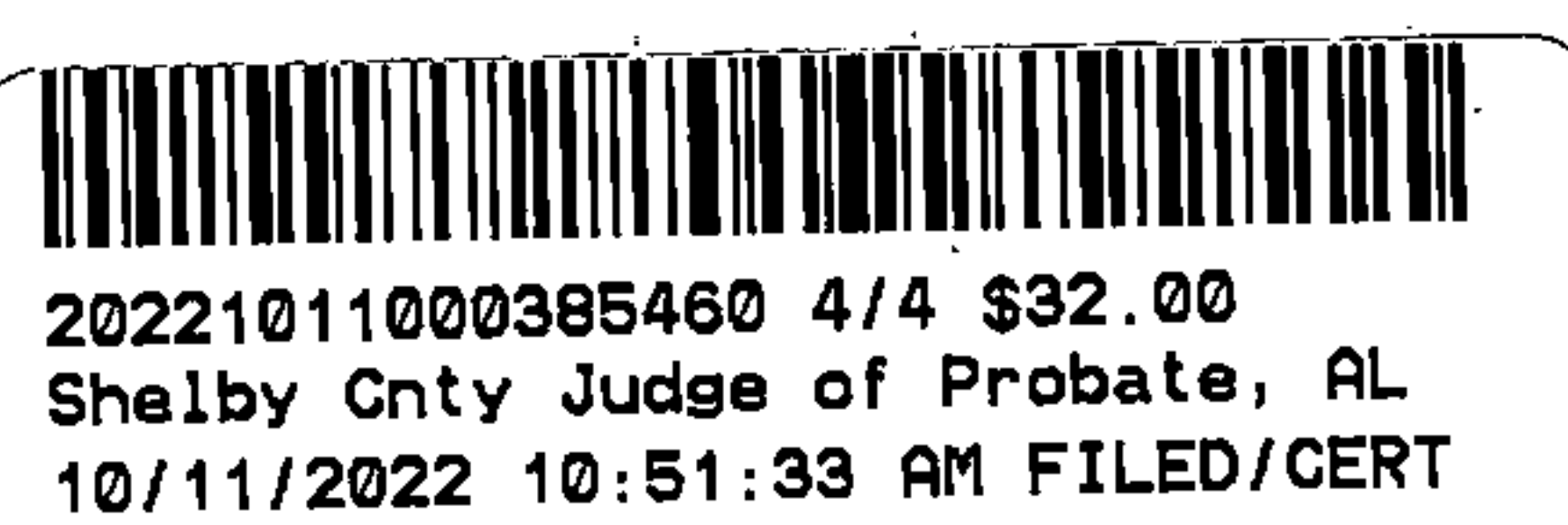
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 Tammy M. Nickles

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Unattested