



20221011000385470 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/11/2022 10:51:34 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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars No/100 (\$10.00)** the undersigned Grantors (whether one or more), in hand paid by the Grantee 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, whether one or more), grant, bargain, sell and convey unto **Zachary Vick Nickles** (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 AND HERETO

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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.

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

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



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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** 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 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.


Notary Public

My Commission Expires: 9-28-25



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EXHIBIT "A"

PARCEL 1

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 railroad spike found and locally accepted to be the Northwest corner of said 1/4-1/4 section; thence South 89 degrees 55 minutes 30 seconds East along the North line of said 1/4-1/4 section for a distance of 331.41 feet to an iron pin set stamped "Clinkscapes"; thence leaving said North line, South 00 degrees 04 minutes 30 seconds West for a distance of 394.39 feet to an iron pin set stamped "Clinkscapes" set on the North right of way margin of Mimosa Road (80' right of way); thence South 77 degrees 39 minutes 09 seconds West along said right of way for a distance of 337.80 feet to an iron pin set stamped "Clinkscapes" set on the West line of said 1/4-1/4 section; thence leaving said right of way, North 00 degrees 06 minutes 39 seconds West along said West line, for a distance of 467.06 feet to the POINT OF BEGINNING. Containing 3.27 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 Zachary Nickles
Mailing Address 208 Walnut Street
Leeds, AL 35094

Property Address 3.27 Acres Mimosa Rd.
Leeds Al. 35094

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,731.80

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.

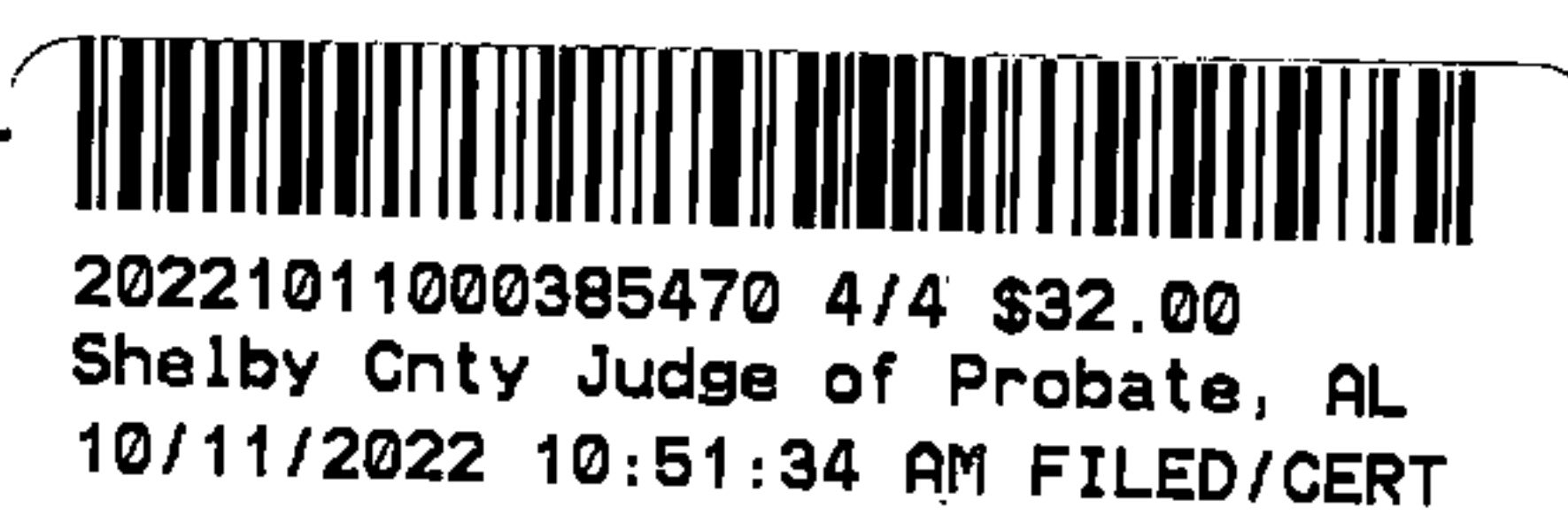
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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

Unattested

Sign Tammy M. Nickles
(Grantor/Grantee/Owner/Agent) circle one