

10,000

WARRANTY DEED



20221114000422160 1/4 \$77.00
Shelby Cnty Judge of Probate, AL
11/14/2022 01:48:07 PM FILED/CERT

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Carolyn King Nelson
200 Gilmore-Nicks Circle
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to secure a family property descent, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **CAROLYN KING NELSON, A WIDOW**, of 200 Gilmore-Nicks Circle, Montevallo, AL 35115, do grant, bargain, sell, and convey unto my son **DEREK CORDERO NELSON**, a married man, of 1429 Brewster Circle, Birmingham, AL 35235, reserving unto myself a life estate, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I: Lot 5, Block 11 according to the Map of Aldmont, as drawn by B L Miller on 24 September 1908 and recorded in the office of the Probate Judge, of Shelby County Alabama on 29 April 1910, at Map book 3, page 3.

Warrant

Assigned ad valorem tax parcel number 27 4 19 1 901 015.001.

Source of title: A warranty deed from Stella Rosalyn Nelson to Alvin Meridth Nelson, jointly, recorded on 18 March 2015 at instrument number 2015:0318000084870 in the Shelby County Alabama Probate Office. Alvin Meredth Nelson married Carolyn King Nelson on 26 April 1989, survived Stella Rosalyn Nelson, and died 22 August 2022 at Shelby Baptist Medical Center, Alabaster, Alabama. Grantor is his widow.

The property has been appraised at \$20,180 by the Shelby County Revenue Commissioner in 2022.

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State of Alabama
Deed Tax: \$46.00

Parcel II: Lots 1 and 2 of Block 1 of the First Addition to Aldmont, according to a survey and map made by George G Ellenburg for L N Nabors in May 1910, in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §20, Twp 22S, Range 3W.

Assigned ad valorem tax parcel number 27 4 20 2 001 046.000.

Source of title: A warranty deed from Stella Rosalyn Nelson to Alvin Meridith Nelson, jointly, recorded on 20 February 2014 at instrument number 2014:0220000047480 in the Shelby County Alabama Probate Office. Alvin Meredth Nelson married Carolyn King Nelson on 26 April 1989, survived Stella Rosalyn Nelson, and died 22 August 2022 at Shelby Baptist Medical Center, Alabaster, Alabama. Grantor is his widow.

Property line in 200 Gilmore Creek Circle
The property has been appraised at \$21,060 by the Shelby County Revenue Commissioner in 2022.

Parcel III: A part of Lot 4A according to the L E Shaw survey of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §19, Twp 22S, R3W, a map of which is recorded in Map Book 3, page 49 of the Probate Records of Shelby County, Alabama.


Commence at the NE corner of Lot 4A of the L E Shaw addition, said point also being a point on the W right of way of Shelby County 223; thence run S 21°47'19"E along said right of way 138.41 feet; thence run S 72°44'12"W and leaving said right of way for 297.56 feet; thence run N 16°47'18"W 70 feet to the Point of Beginning: Thence continue along the last described course 128.73 feet; thence run N 89°19'23"W 310.06 feet to a point on the centerline of a creek; thence run S 41°34'49"E along said centerline 53.75 feet; thence run S 49°34'14"E along said centerline 80.11 feet; thence run S 21°23'23"E along said centerline 82.53 feet; thence run S 34°34'04"E along said centerline 24.61 feet; thence run N 73°12'41"E and leaving said centerline for 215 feet to the Point of Beginning. Said parcel contains ± 0.94 acres.

Vacant property
Assigned ad valorem tax parcel number 27 4 20 2 001 029.002.

Source of title: A warranty deed from Gearldine Burns to Alvin Meridith Nelson recorded 20 August 1999 at instrument number 1999:35176 of the Shelby County Probate records. Grantor is his widow.

The property has been appraised at \$4,490 by the Shelby County Revenue

Commissioner in 2022.


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The combined value of the conveyed property is \$10,000 considering the reservation of a life estate. Parcel I herein forms the homestead of the grantor.

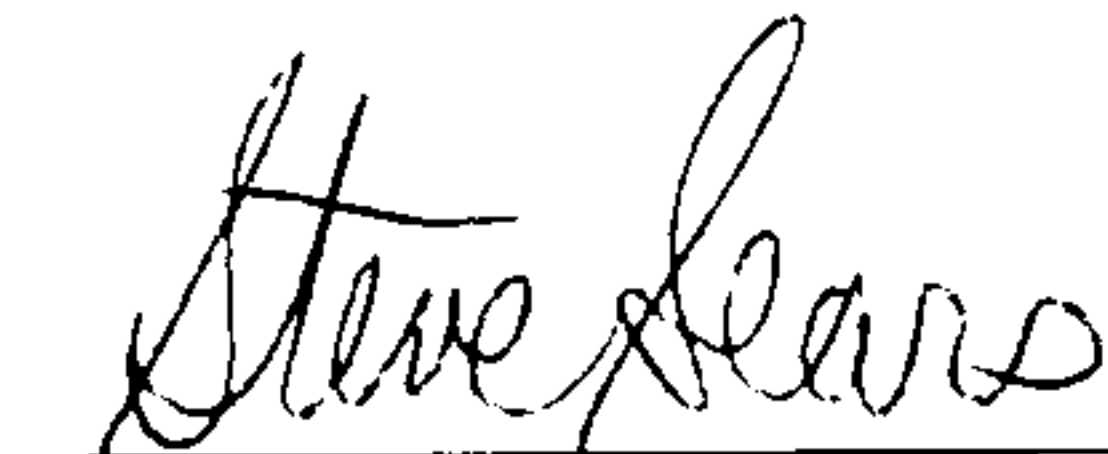
It is the intent of this instrument to convey all property owned at his death by Alvin Meredth Nelson, whether or not correctly described above.


To have and to hold to the said grantees, their heirs and assigns forever.

CAROLYN KING NELSON, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **CAROLYN KING NELSON**, have set my hand and seal, this 07 November 2022.


Witness:





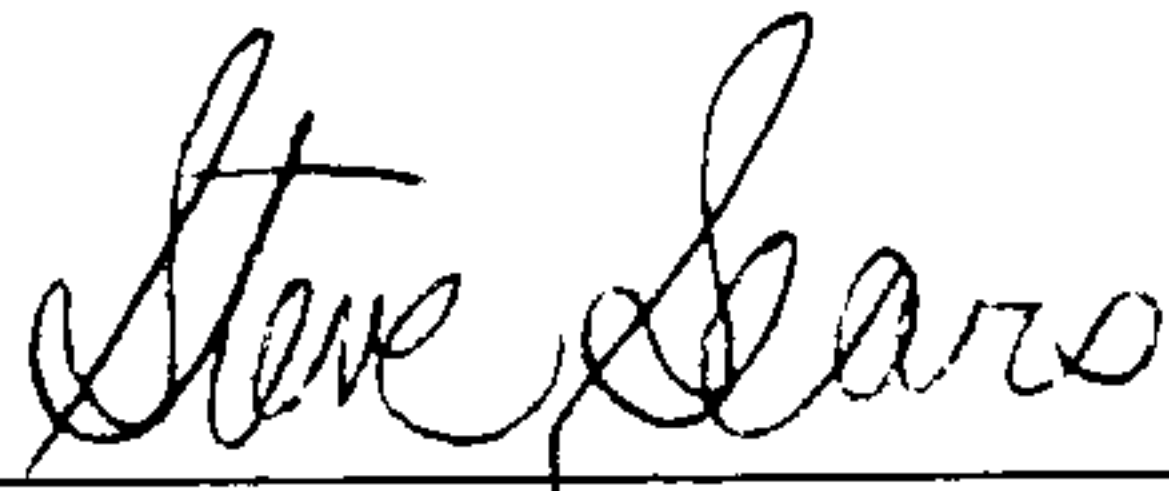
CAROLYN KING NELSON

State of Alabama)
County of Shelby)


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I, the undersigned notary public for the State of Alabama at Large, hereby certify that Carolyn King Nelson, whose name is signed to the foregoing conveyance, and who is (made) 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 07 November 2022.



**MY COMMISSION EXPIRES
22 MARCH 2026**

Notary public