

20230104000002720
01/04/2023 09:12:26 AM
DEEDS 1/3

This Document Prepared By:

Delton Nix
5709 Darby Road
Rocklin, CA 95765

After Recording Send Tax Notice To:

Delton Nix, et al
5709 Darby Road
Rocklin, CA 95765

Assessor's Parcel Number: 13 3 05 0 002 016.000

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Delton Nix and Jung Nix, husband and wife as joint tenants, as to an undivided one-third (1/3) interest**, (herein referred to as grantor, whether one or more), whose mailing address is 5709 Darby Road, Rocklin, California 95765, grant, bargain, sell and convey unto **Delton Nix, Jr., Trustee of the Nix Family Irrevocable Trust dated April 26, 2022**, (herein referred to as grantee, whether one or more), whose mailing address is 5709 Darby Road, Rocklin, California 95765, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 16, ACCORDING TO THE SURVEY OF RUSHING PARC – SECTOR 1, AS RECORDED IN MAP BOOK 19, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

COMMONLY known as: 6167 Rushing Parc Lane, Hoover, Alabama 35244

Source of Title Ref.: Quitclaim Deed, to be recorded concurrently herewith; AND Warranty Deed with Reservation of Life Estate: Recorded April 07, 2021; Doc. No. 20210407000175580

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

_____ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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 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 persons.

IN WITNESS WHEREOF, **Delton Nix** and **Jung Nix** have hereunto set my (our) hand(s) and seal(s), this 06th day of August, 2022

Delton Nix
Delton Nix

Jung Nix
Jung Nix

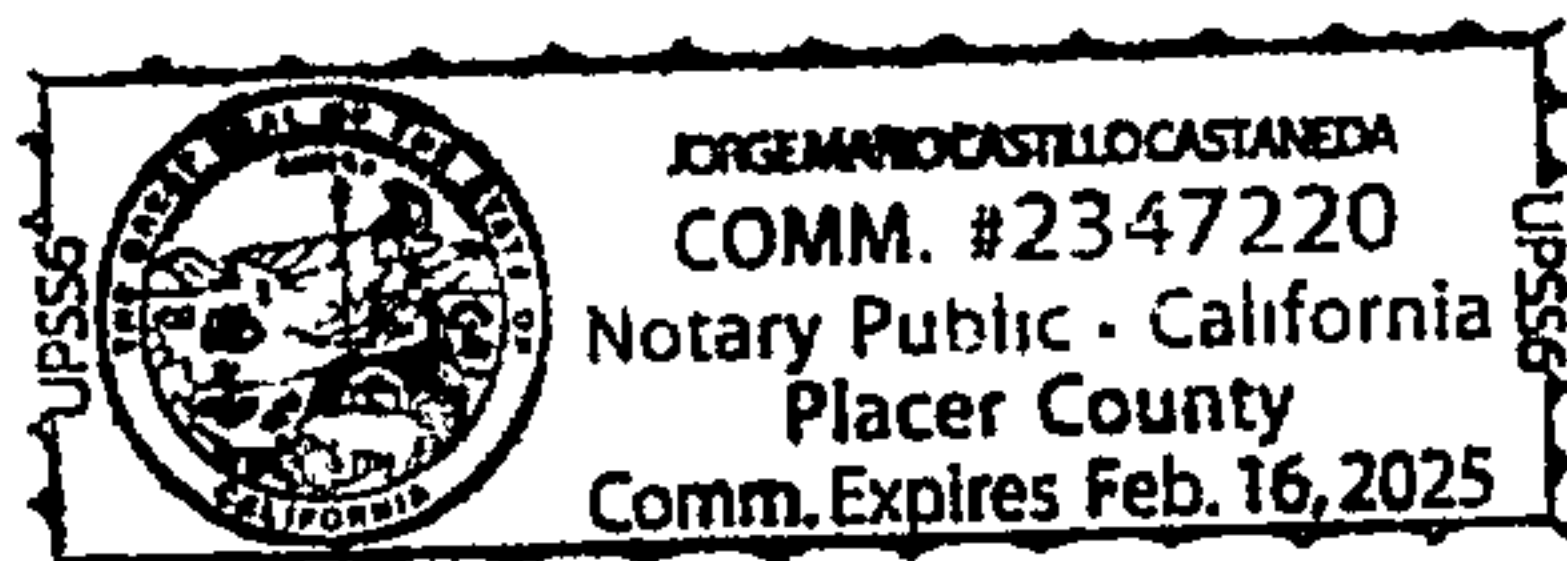
General Acknowledgement

STATE OF California
Placer COUNTY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, Jorge Mario Castillo Castaneda a Notary Public in and for said County, in said State, hereby certify that **Delton Nix and Jung Nix**, 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 above and foregoing conveyance, he/~~she~~/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 6th day of August, 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires: 02/16/2025

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Delton Nix and Jung Nix (1/3 interest)Grantee's Name Delton Nix, Jr., Trustee of the Nix Family
Irrevocable TrustMailing Address 5709 Darby Road
Rocklin, CA 95765Mailing Address 5709 Darby Road
Rocklin, CA 95765Property Address 6167 Rushing Parc Lane
Hoover, Alabama 35244Date of Sale 8-6-2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ ~~434,200.00~~ 144,606.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2023 09:12:26 AM
\$173.00 PAYGE
20230104000002720

*Allen S. Byrd*

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☐ Appraisal☐ Sales Contract☒ Other County Assessor's Summary☐ 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 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 08/06/2022Print Delton Nix DELTON NIX

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1