



20230308000063670 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
03/08/2023 10:09:56 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable considerations to the undersigned SAMUEL E. GRAY herein referred to as Grantor, in hand paid by Rick C. Nelms whose mailing address is 206 Cahaba Lake Circle, Helena, Alabama 35080, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee an undivided one half right, an undivided one half title and an undivided one half interest in and to the following described real estate situated in Shelby County, Alabama:

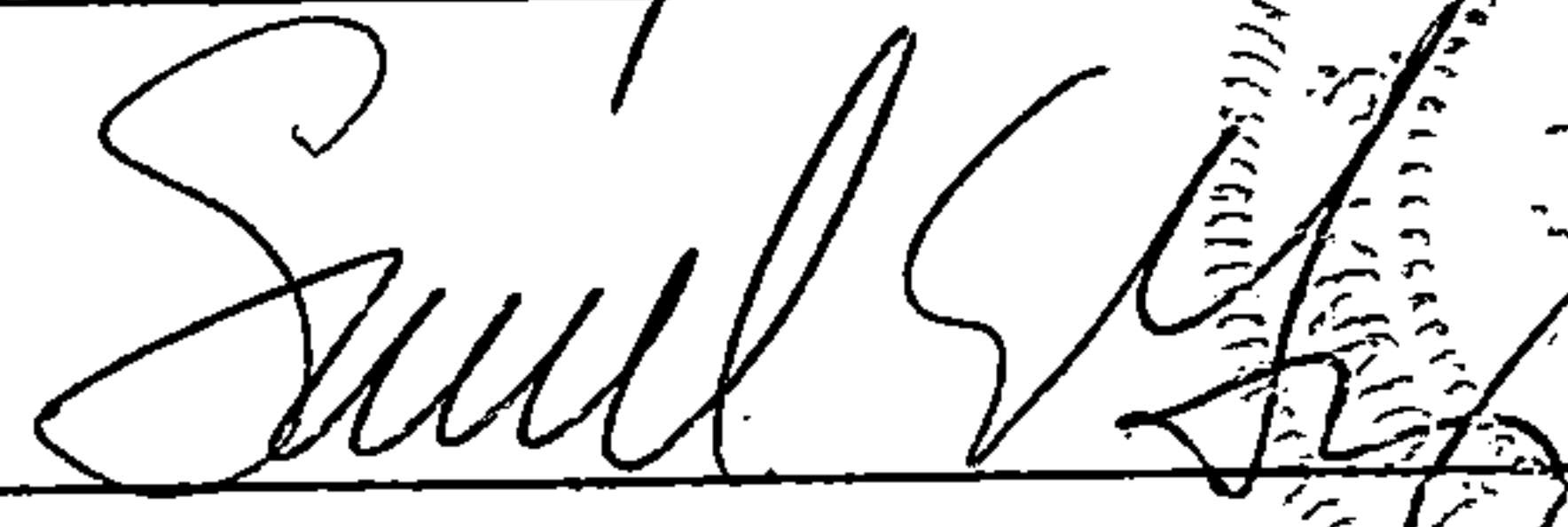
**THE Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 East; being situated in Shelby County, Alabama.
A 20 foot right of way from Shelby County #55, along the South line of Section 8, Township 20 South, Range 1 East, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 East; being situated in Shelby County, Alabama.**

~~TO HAVE AND TO HOLD~~ unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 15th day of February, 1999.


SAMUEL E. GRAY



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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority in and for said County, in said State, hereby certify that SAMUEL E. GRAY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of February, 1999.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Rick Nelms
206 Cahaba Lake Circle
Helena, AL 35080



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Real Estate Sales Validation Form

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

Grantor's Name Samuel Gray
Mailing Address 2848 Balmoral Rd
Mountain Brook AL
35223

Grantee's Name Rick Nelson
Mailing Address 1200 Southern Lane
Helenz, AL 35080

Property Address Acreage

Date of Sale February 15, 1999
Total Purchase Price \$ 14,000
or
Actual Value \$ _____
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

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 3-8-2023

Print Rick Nelson

☐ Unattested

Sign Rick Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1