

20230323000079480
03/23/2023 08:06:24 AM
DEEDS 1/4

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.: Warranty Deed: Recorded January 4, 2023; Doc. No. 20230104000002720

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 20th day of OCTOBER, 2022.



Delton Nix



Jung Nix

General Acknowledgement

STATE OF _____
_____ COUNTY

I, _____ 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 _____ day of _____, 20____.

SEE ATTACHED
NOTARIAL CERTIFICATE

NOTARY PUBLIC
My Commission Expires: 7-12-2025

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

State of California

County of PlacerOn October 20, 2022

Date

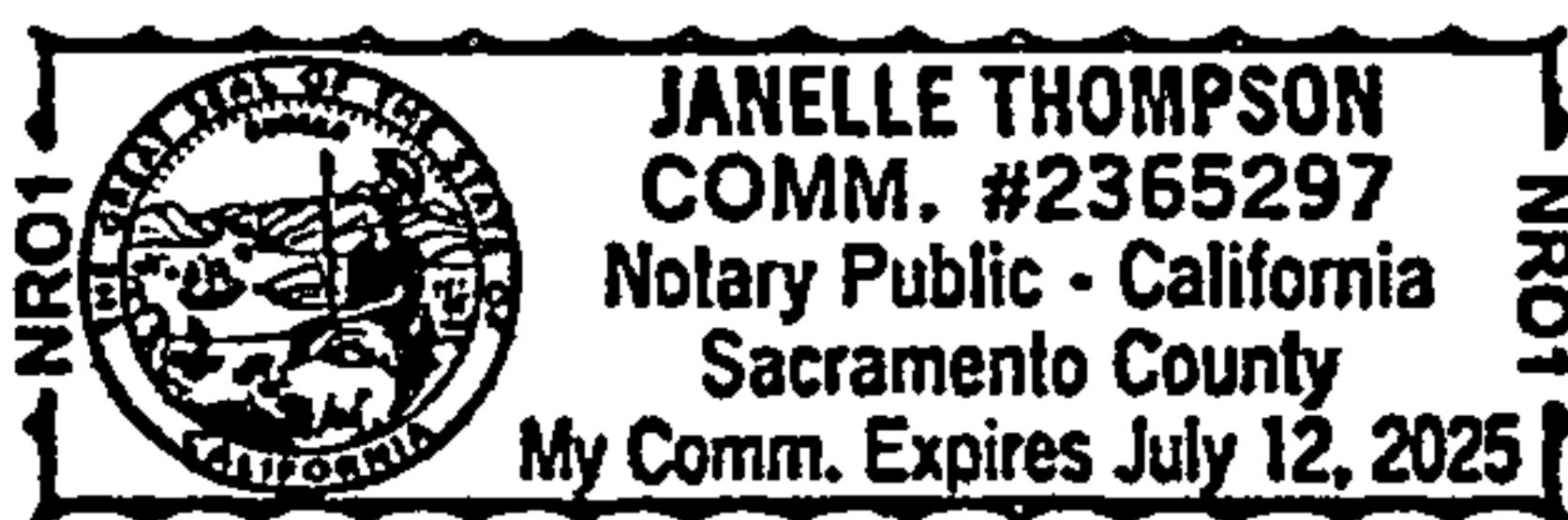
before me, Janelle Thompson, Notary Public

Here Insert Name and Title of the Officer

personally appeared Delton Nix and Jung Nix

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Janelle Thompson

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Absolute Warranty DeedDocument Date: Oct 20, 2022Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☒ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☒ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

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 10-20-2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ ~~434,200.00~~ 144,666.00Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2023 08:06:24 AM
\$176.00 BRITTANI
20230323000079480*Allen S. Boyd*

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 22 Oct 2022Print Delton Nix

Sign

Delton Nix

Unattested

(verified by)

(Grantor) Grantee/Owner/Agent) circle one

Print Form

Form RT-1