

20230412000102540
04/12/2023 09:48:24 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Natasha Nichols
1538 Bent River Circle
Vestavia Hills, AL 35216

THIS INSTRUMENT WAS PREPARED BY:
William S. Wright
1824 Eliot Road
Franklin, TN 37064

STATE OF ALABAMA - JEFFERSON COUNTY
PROPERTY TAXES: NO MORTGAGE TAX DEED TO
TAX DEED TO MORTGAGE OR FIRST MORTGAGE
Judge of Probate
NO TAX COLLECTED

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
JEFFERSON & SHELBY COUNTIES**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **WILLIAM S. WRIGHT**, a married man (herein referred to as "Grantor"), do convey unto **NATASHA NICHOLS**, an unmarried woman (herein referred to as "Grantee"), my remainder interest in and to the following described real estate situated in Jefferson and Shelby Counties, Alabama, and all improvements thereon (collectively, the "Property"), which remainder interest was granted under the Last Will and Testament of Bobby Ray Wright, deceased, filed in Jefferson County Probate Case No. 22BHM002576:

Lot 49, according to the Survey of Bent River Estates, Phase III, as recorded in Map Book 18, Page 51, in the Probate Office of Shelby County, Alabama, and in Map Book 177, Page 51, in the Probate Office of Jefferson County, Alabama;

TO HAVE AND TO HOLD unto the GRANTEE her heirs and assigns forever.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY regarding the Property, except that GRANTOR'S remainder interest in such Property is free from any encumbrances created or suffered by the GRANTOR.

GRANTOR:

William S. Wright
WILLIAM S. WRIGHT

~~ALABAMA~~
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~WILKINSON~~)
~~JEFFERSON~~

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM S. WRIGHT, 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 the instrument, he executed the same voluntarily as of the date set forth above.

Given under my hand and seal this 10th day of March, 2023.

Gilmer T. Simmons

Notary Public
My Commission Expires: 12/20/2025



