

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
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.
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, **BEVERLY W. CHRISTOPHER**, an unmarried woman (herein referred to as "Grantor"), 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this MAR 23 day of 23, 2023.

GRANTOR:

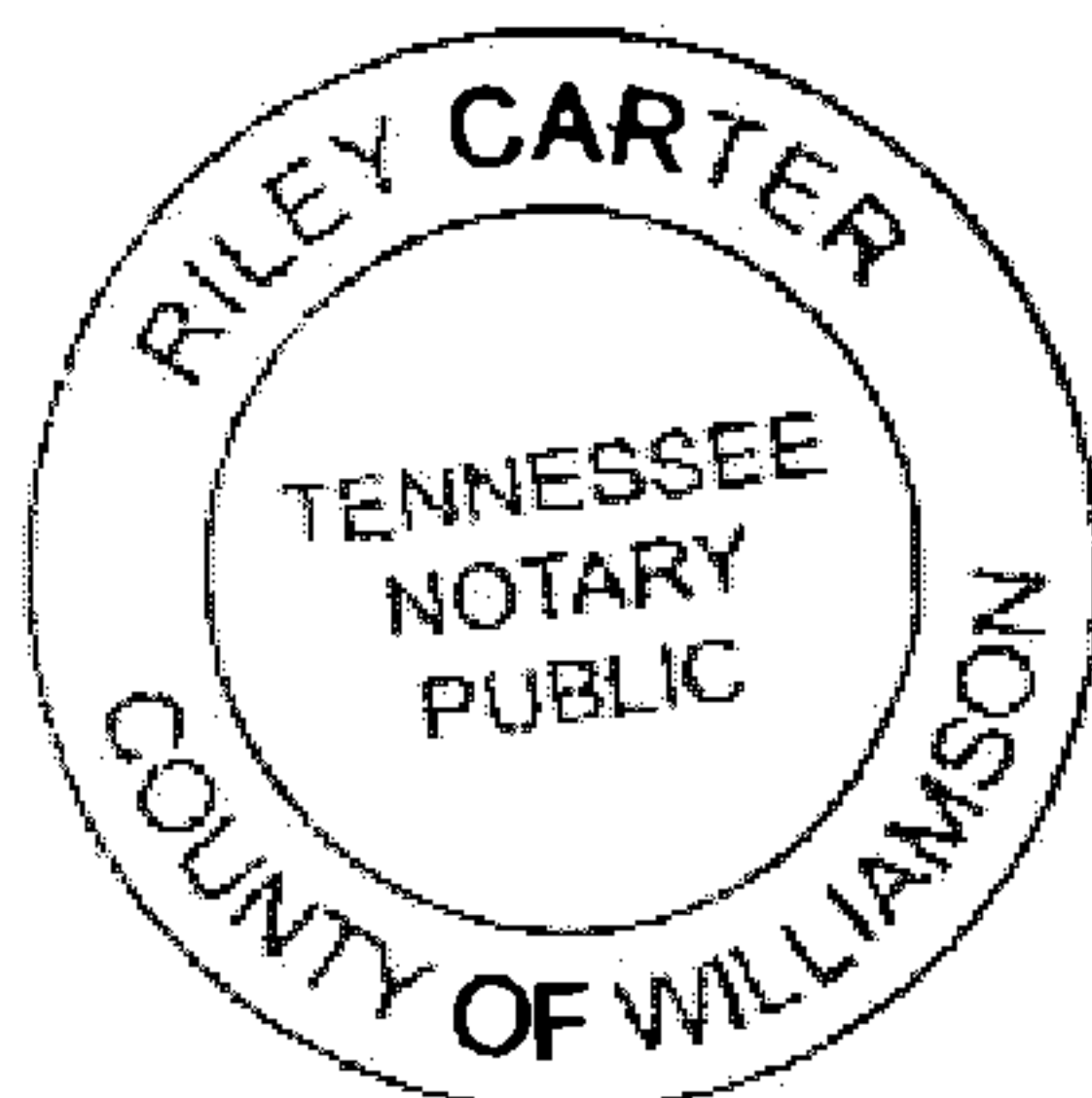

BEVERLY W. CHRISTOPHER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEVERLY W. CHRISTOPHER, 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, she executed the same voluntarily.

Given under my hand and seal this 3rd day of March, 2023.

Riley Carter
Notary Public
My Commission Expires: 01/25/2027



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Estate of Bobby Ray Wright** Date of Sale: **March 10th, 2023**

Mailing Address: **1538 Bent River Circle
Birmingham, Alabama, 35216**

Total Purchase Price:

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Natasha Nichols**
Mailing Address: **920 Magnolia Road
Leeds, AL, 35094**

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 – Grantor conveying remainder interest only.

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 Section 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 Section 40-22-1 (h).

Date: **March 10th, 2023**

Print: Gilmer T. Simmons

Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2023 09:48:25 AM
\$26.00 PAYGE
20230412000102550**

Allie S. Boyd