

20230412000102560
04/12/2023 09:48:26 AM
DEEDS 1/2

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Natasha Nichols
1538 Bent River Circle
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON AND SHELBY COUNTIES

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

William S. Wright, as Personal Representative and Trustee of the Estate of Bobby Ray Wright, deceased, Jefferson County Probate Case #22BHM002576

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Natasha Nichols

(hereinafter referred to as "Grantee") the following described real estate situated in **Jefferson and Shelby County, Alabama** to-wit:

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; being situated in Shelby County, Alabama and Jefferson County, Alabama.

NOTE: This subdivision lies in Jefferson County, Alabama and in Shelby County, Alabama, Lot 49 is located in Jefferson County, Alabama and Shelby County, Alabama.

\$247,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2023 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Bobby Ray Wright is one and the same as B.R. Wright, grantee in Warranty Deed recorded in Instrument 1994-28458 (Shelby County) and Instrument 9411/8786 (Jefferson County) and corrective deed recorded in Instrument 1994-34640 (Shelby County).

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **10th day of March, 2023.**

Estate of Bobby Ray Wright


BY:  (Seal)
William S. Wright

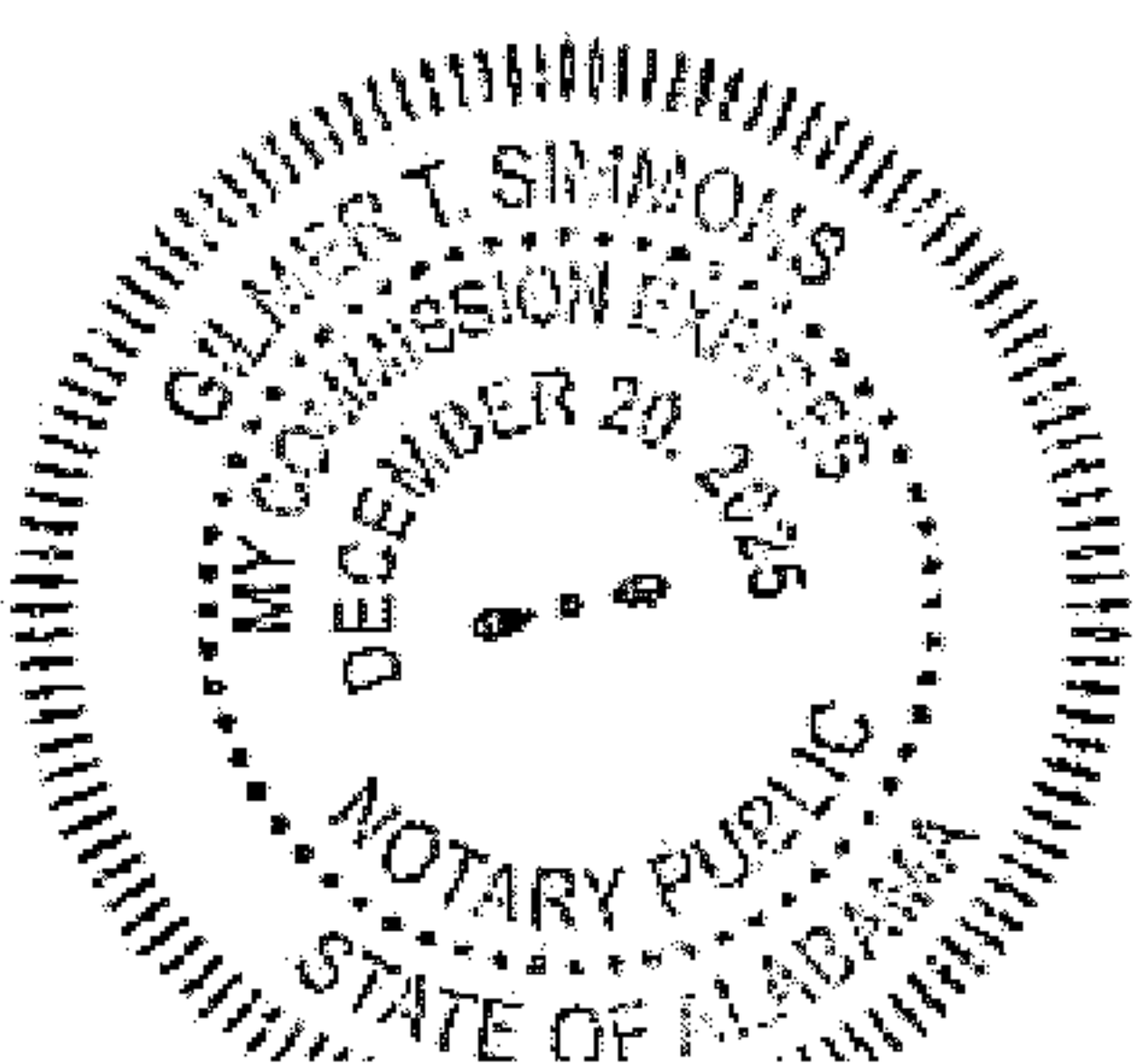
ITS: Personal Representative and Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **William S. Wright as Personal Representative and Trustee of the Estate of Bobby Ray Wright**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Personal Representative and Trustee**, he executed the same voluntarily on the day the same bears date.

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


Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**



As to the total consideration of \$275,000.00 shown below, 9.2% is allocated to Shelby County, and 90.8% is allocated to Jefferson County.

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: **\$275,000.00**

Or

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

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 _____
 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. Simon

(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 09:48:26 AM
\$27.00 PAYGE
20230412000102560

Allie S. Boyd