

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Tyler Conrad Bailey and Mackenzie Grace Parker
2100 Highway 32
Columbiana, AL35051

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Matthew C. Nichols and Kristin H. Nichols, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Tyler Conrad Bailey and Mackenzie Grace Parker

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL

1:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA; THENCE SOUTH 87° 18' 17" EAST 1381.54 FEET; THENCE NORTH 01° 15' 00" EAST 329.42 FEET; THENCE NORTH 87° 12' 25" WEST 179.80 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 02° 47' 35" WEST 160.22 FEET; THENCE NORTH 87° 12' 25" WEST 213.82 FEET; THENCE NORTH 02° 47' 35" EAST 10.04 FEET TO THE CENTER LINE OF A 20 FOOT WIDE ACCESS EASEMENT; THENCE LEAVING SAID CENTER LINE AND CONTINUING NORTH 02° 47' 35" EAST 150.18 FEET; THENCE SOUTH 87° 12' 25" EAST 213.82 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS.

AN EASEMENT, BEING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87° 18' 17" EAST 1381.54 FEET; THENCE NORTH 01° 15' 00" EAST 329.42 FEET; THENCE NORTH 87° 12' 25" WEST 179.80 FEET; THENCE SOUTH 02° 47' 35" WEST 160.22 FEET; THENCE NORTH 87° 12' 25" WEST 213.82 FEET; THENCE NORTH 02° 47' 35" EAST 10.04 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG SAID CENTER LINE, THE COURSES OF WHICH ARE AS FOLLOWS: SOUTH 87° 34' 01" WEST 14.54 FEET; NORTH 85° 15' 35" WEST 56.51 FEET; NORTH 82° 03' 51" WEST 56.07 FEET; NORTH 79° 50' 40" WEST 25.78 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 32 (PUMPKIN SWAMP ROAD) (DIRT) AND THE POINT OF ENDING.

PARCEL

2:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 87° 18 MIN. 17 SEC. EAST 1,381.54 FEET; THENCE NORTH 01° 15 MIN. 00 SEC. EAST 329.42 FEET; THENCE NORTH 87° 12 MIN. 17 SEC. WEST 179.80 FEET; THENCE SOUTH 02° 47 MIN. 35 SEC. WEST 160.22 FEET; THENCE NORTH 87° 12 MIN. 17 SEC. WEST 213.82 FEET TO THE POINT OF BEGINNING; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, THE COURSES OF WHICH ARE AS FOLLOWS: SOUTH 87° 34 MIN. 01 SEC. WEST 14.54 FEET; NORTH 85° 15 MIN. 35 SEC. WEST 56.51 FEET; NORTH 82° 03 MIN. 51 SEC. WEST 56.07 FEET; NORTH 79° 50 MIN. 40 SEC. WEST 25.78 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 32 (PUMPKIN SWAMP ROAD) (DIRT); THENCE RUN NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY FOR 160.22 FEET TO A POINT; THENCE RUN SOUTH 87° 12 MIN. 25 SEC. EAST FOR 115.35 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT 2002-9894 PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE SOUTH 2° 47 MIN. 35 SEC. WEST FOR 160.22 FEET TO THE POINT OF BEGINNING.

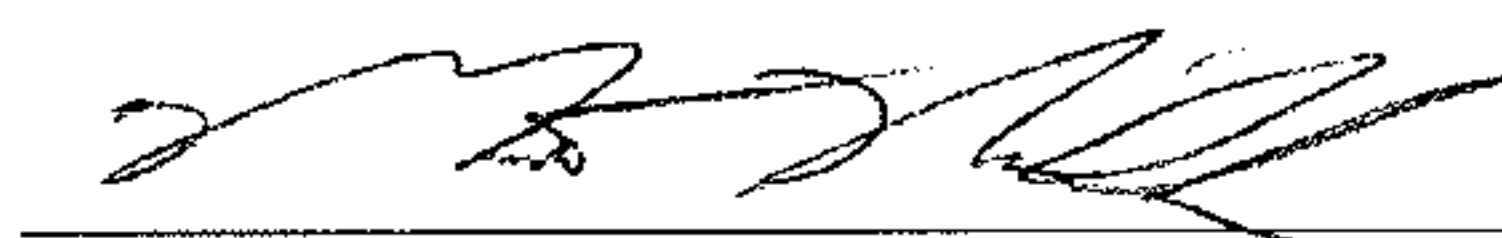
SUBJECT TO ALL MATTERS OF RECORD

\$306,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set my hand and seal this 31st day of October, 2023.



Matthew C. Nichols



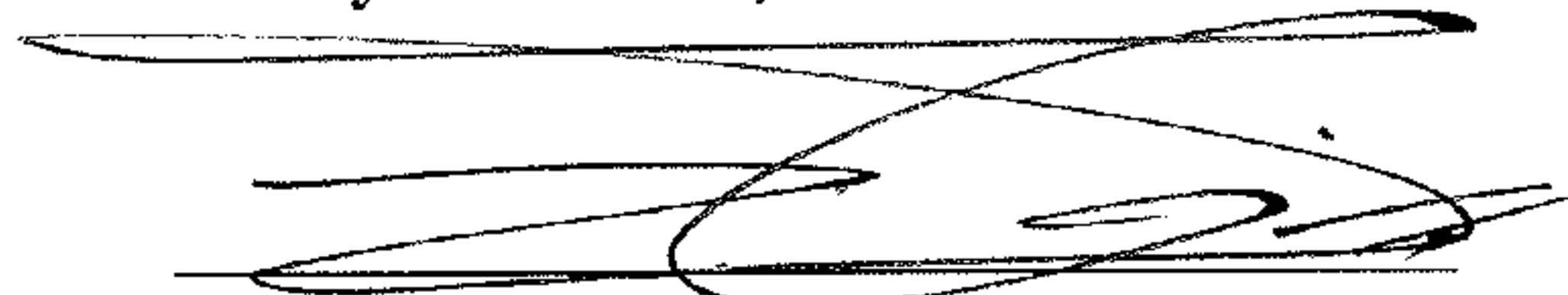
Kristin H. Nichols

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew C. Nichols and Kristin H. Nichols**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st day of October, 2023**.



Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2023 11:02:27 AM
 \$62.00 JOANN
 20231101000320730

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Matthew C. Nichols and Kristin H. Nichols</u>	Grantee's Name	<u>Tyler Conrad Bailey and Mackenzie Grace Parker</u>
Mailing Address	<u>389 Clubhouse Drive</u> <u>MM3</u> <u>Gulf Shores, AL 36542</u>	Mailing Address	<u>2100 Highway 32</u> <u>Columbiana, AL 35051</u>
Property Address	<u>2100 Highway 32</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 31, 2023</u>
		Total Purchase Price	<u>\$340,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 § 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: October 31, 2023

☒ Unattested

 (verified by)

Print: Shannon Anderson
 Sign: Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1