

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Nancy Nelson  
908 Linkside Way  
Birmingham, AL 35242



20231218000362610 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
12/18/2023 11:27:32 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

NANCY K. NELSON, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

NANCY NELSON AND TREVOR C. NELSON, TRUSTEES, OR THEIR SUCCESSORS  
IN TRUST, UNDER THE NELSON LIVING TRUST, DATED DECEMBER 08, 2023, AND  
ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9 day of December, 2023.

NANCY K. NELSON

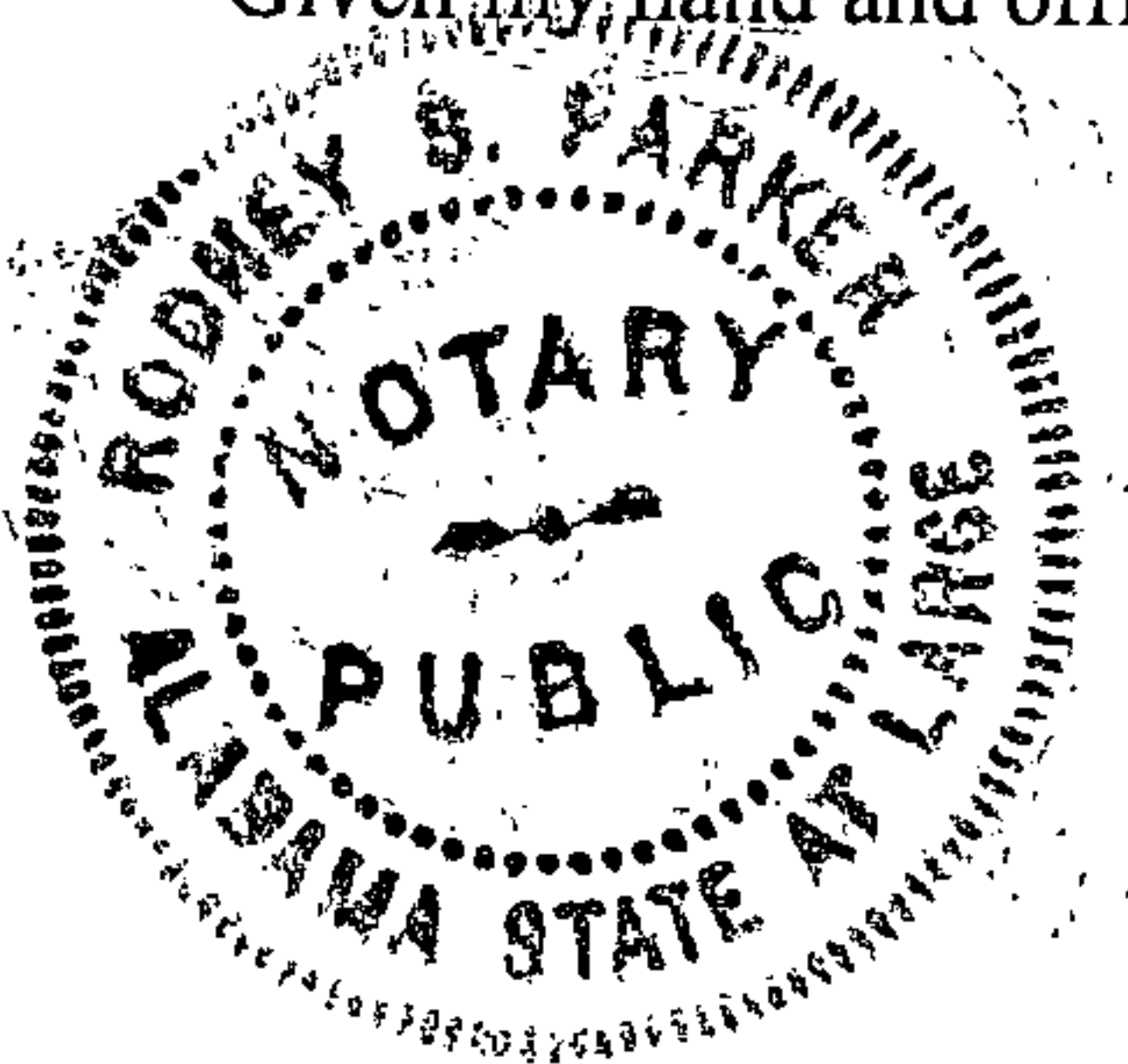
Shelby County, AL 12/18/2023  
State of Alabama  
Deed Tax: \$10.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGEMENT:

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Nancy K. Nelson, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 8 day of December, 2023.



Notary Public  
My Commission Expires: 11-27-2027



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## EXHIBIT A

A part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 18, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at a point on the South side of Shelby County Highway No. 41 right-of-way where the same is intersected by the diagonal quarter quarter section line running from the Northwest corner of the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  to the Southeast corner of said quarter quarter section and run thence in a Southeasterly direction along said diagonal dividing line a distance of 673 feet to a point; thence turn an angle of  $90^\circ$  to the left and run Northeasterly a distance of 294 feet to a point; thence turn an interior angle of  $110^\circ 47'$  and run Northwesterly a distance of 570 feet, more or less, to a point on the South right-of-way line of Shelby County Highway No. 41; thence turn left and run in a Southwesterly direction along the right-of-way line of said Shelby County Highway No. 41 a distance of 562 feet, more or less, to the point of beginning. There is also conveyed all land lying between the present Shelby County Highway No. 41 (paved road) and the Northern boundary of the above described property, it being intended to make the Northwestern boundary of property herein conveyed to be the Southwest right-of-way line of the present Shelby County Highway No. 41.

LESS AND EXCEPT THE HEREINAFTER DESCRIBED PROPERTY: A part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 18, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at a point on the South side of Shelby County Highway No. 41 right-of-way where the same is intersected by the diagonal quarter-quarter section line running from the Northwest corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  to the Southeast corner of said quarter-quarter section for point of beginning; thence run Northeasterly along the right-of-way line of said Shelby County Highway No. 41 a distance of 170 feet to a point; thence turn to the right and run Southeasterly parallel with said diagonal quarter-quarter line as above described a distance of 225 feet to a point; thence turn to the right and run Southwesterly parallel with the right-of-way line of Shelby County Highway Number 41 a distance of 170 feet to a point on said diagonal line; thence turn to the right and run Northwesterly along said diagonal line 225 feet to point of beginning.

## REAL ESTATE SALES VALIDATION FORMS

**THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Nancy K. Nelson  
MAILING ADDRESS: 908 Linkside Way  
Birmingham, AL 35242  
PROPERTY ADDRESS: 8772 Highway 41  
Leeds, AL 35094



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GRANTEE NAME(S): Nelson Living Trust, dated Decembar 08, 2023  
MAILING ADDRESS: 908 Linkside Way  
Birmingham, AL 35242  
DATE OF SALE: 12.8.2023  
TOTAL PURCHASE PRICE: \$ 10,000.00  
OR  
ACTUAL VALUE: \$ \_\_\_\_\_  
OR  
ASSESSOR'S MARKET VALUE \$ \_\_\_\_\_

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

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 license appraiser or the assessor's current market value.

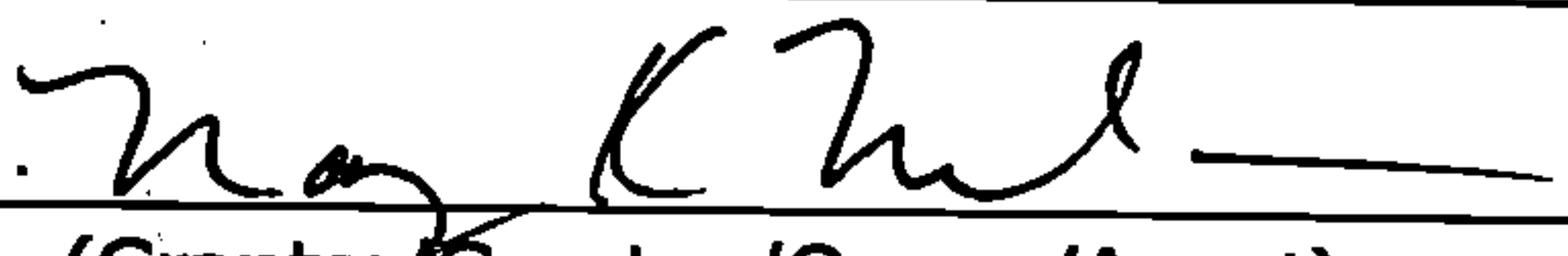
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 12.8.2023

Print: Nancy K. Nelson

\_\_\_\_\_  
Unattested  
(verified by)

Sign:   
(Grantor/Grantee/Owner/Agent)