

**E-6615**

**This instrument was prepared by:**  
Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

**Send tax notice to:**  
Steven W. Nicewonder  
1019 Springfield Drive  
Chelsea, AL 35043

## **WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 Dollars (\$300,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Barry Allan Heine, an unmarried man, and Jeffrey Lynn Heine, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Steven W. Nicewonder** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 7-6, according to the Plat of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

Subject to:

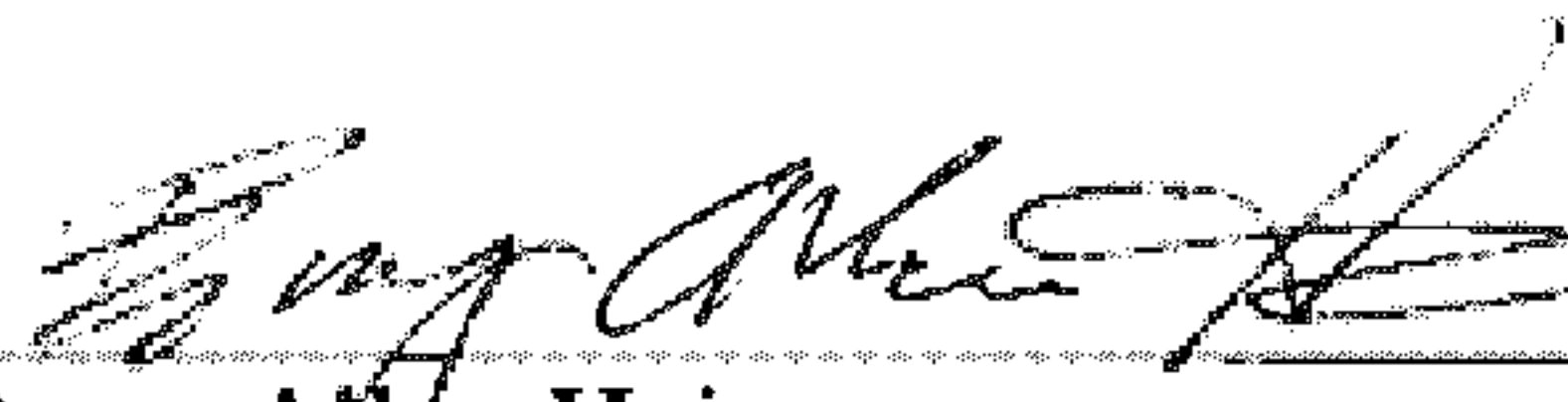
1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$294,566.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

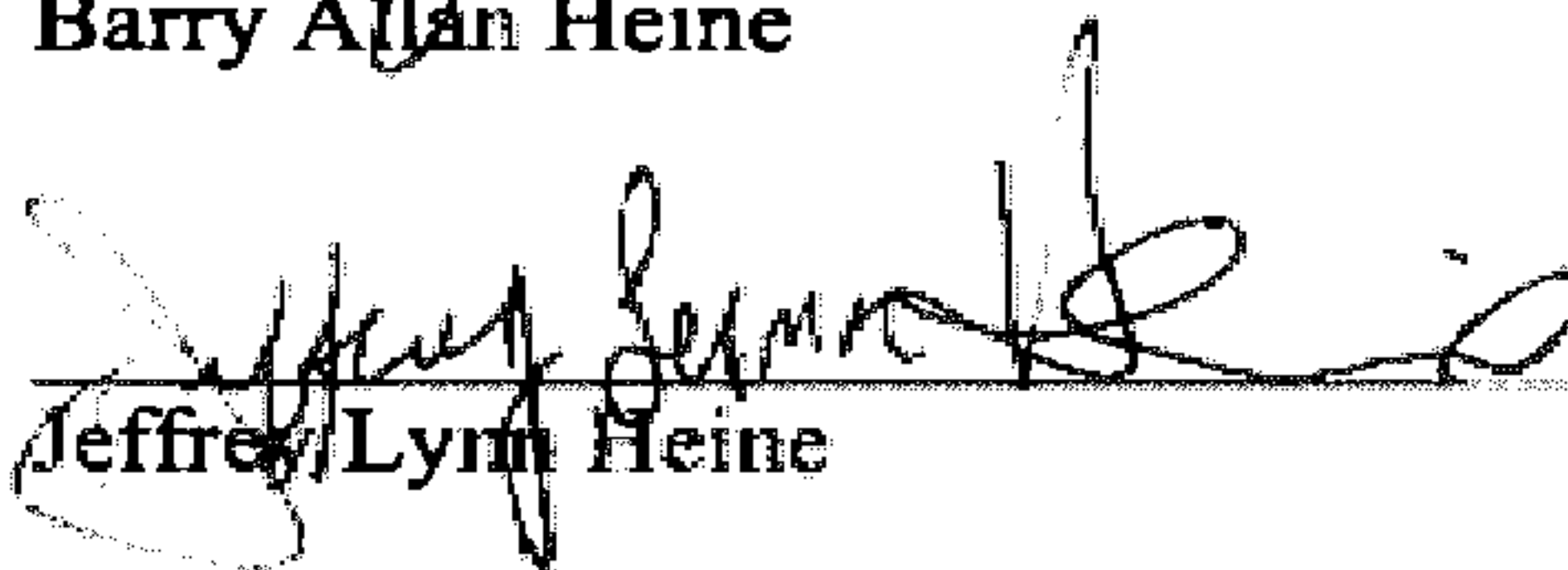
The property herein conveyed   X   is not part of the homestead of the Grantor nor is it part of the homestead of the grantor's spouse as term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or        is part of the homestead of the Grantor and the conveyance is joined by both.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs 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, exccutors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 29th day of May, 2024.

  
\_\_\_\_\_(SEAL)  
Barry Allan Heine

  
\_\_\_\_\_(SEAL)  
Jeffrey Lynn Heine

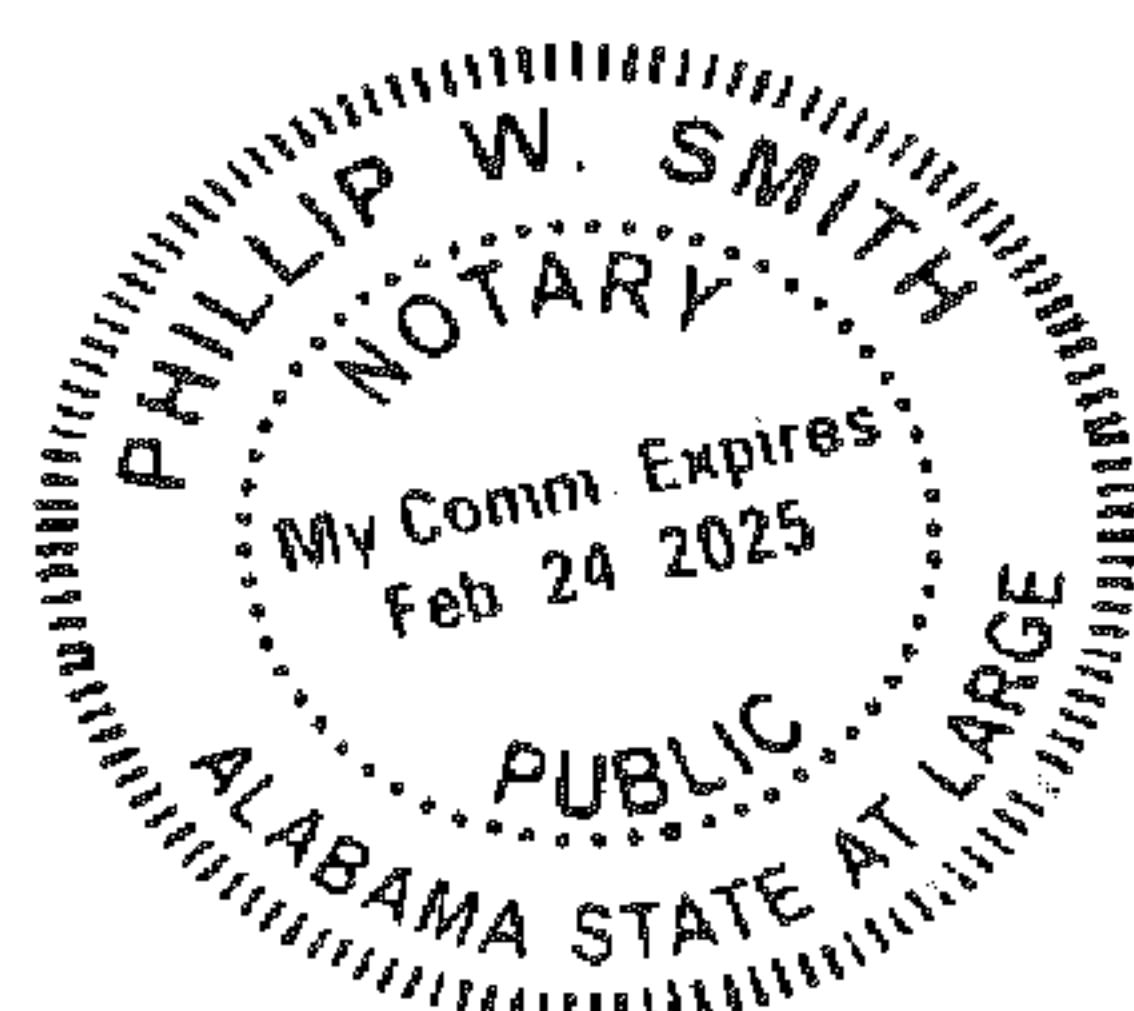
**GENERAL ACKNOWLEDGEMENT**

STATE OF ALABAMA )

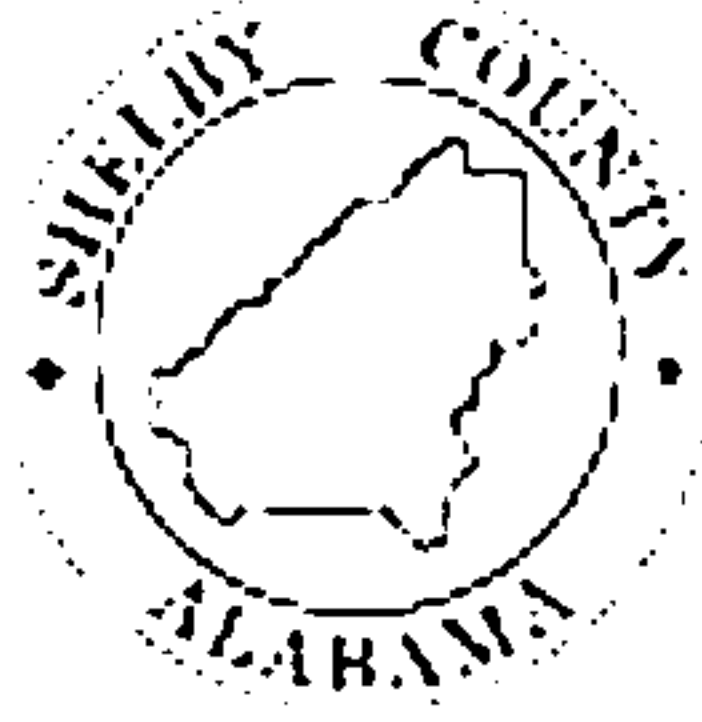
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Allan Heine and Jeffrey Lynn Heine 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, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2024



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 02/24/2025



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/29/2024 02:06:53 PM  
 \$33.50 BRITTANI  
 20240529000159310

*Allie S. Boyd*

### Real Estate Sales Validation Form

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

File #: E-6615

Grantor's Name Barry Allan Heine and Jeffrey Lynn Heine  
 Mailing Address 500 HWY 408  
SHELBY, AL 35143  
 Property Address 1019 Springfield Drive  
Chelsea, AL 35043

Grantee's Name Steven W. Nicewonder  
 Mailing Address 1019 Springfield Drive  
Chelsea, AL 35043  
 Date of Sale May 29, 2024  
 Total Purchase Price \$300,000.00  
 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 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: May 29 2024

Print: Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) Circle one