



20240919000292270 1/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This document prepared by:  
Jack T. Carney, Jr., Attorney  
3500 Colonnade Pkwy, Ste 100  
Birmingham, Alabama 35243  
(205) 802-0696

Send tax notice to:  
  
Wayne L. Nicholson  
936 Chestnut Oaks Circle  
Hoover, Alabama 35244

STATE OF ALABAMA  
SHELBY COUNTY

- Above This Line Reserved for Official Use -

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Wayne L. Nicholson, a married man, and Dolores A. Nicholson, a married woman**, hereinafter referred to as "Grantors," do hereby remise, release, quitclaim, grant, and convey unto **Wayne L. Nicholson and Dolores A. Nicholson, as Trustees of the Nicholson Family Management Trust** dated the 3<sup>rd</sup> day of September, 2024, hereinafter referred to as "Grantee," all of their right, title, interest, and claim in that certain real property, situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

Subject to:

1. Taxes for the year 2024 and subsequent years.
2. Easement(s), building line(s), and restriction(s) of record.

This deed was prepared without the benefit of a title search.

The Property is not the homestead of Grantors.

TO HAVE AND TO HOLD to said GRANTEE, and GRANTEE's assigns forever.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 3<sup>rd</sup> day of September, 2024.

Shelby County, AL 09/19/2024  
State of Alabama  
Deed Tax: \$335.00



20240919000292270 2/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

GRANTOR:

Wayne L. Nicholson  
Wayne L. Nicholson

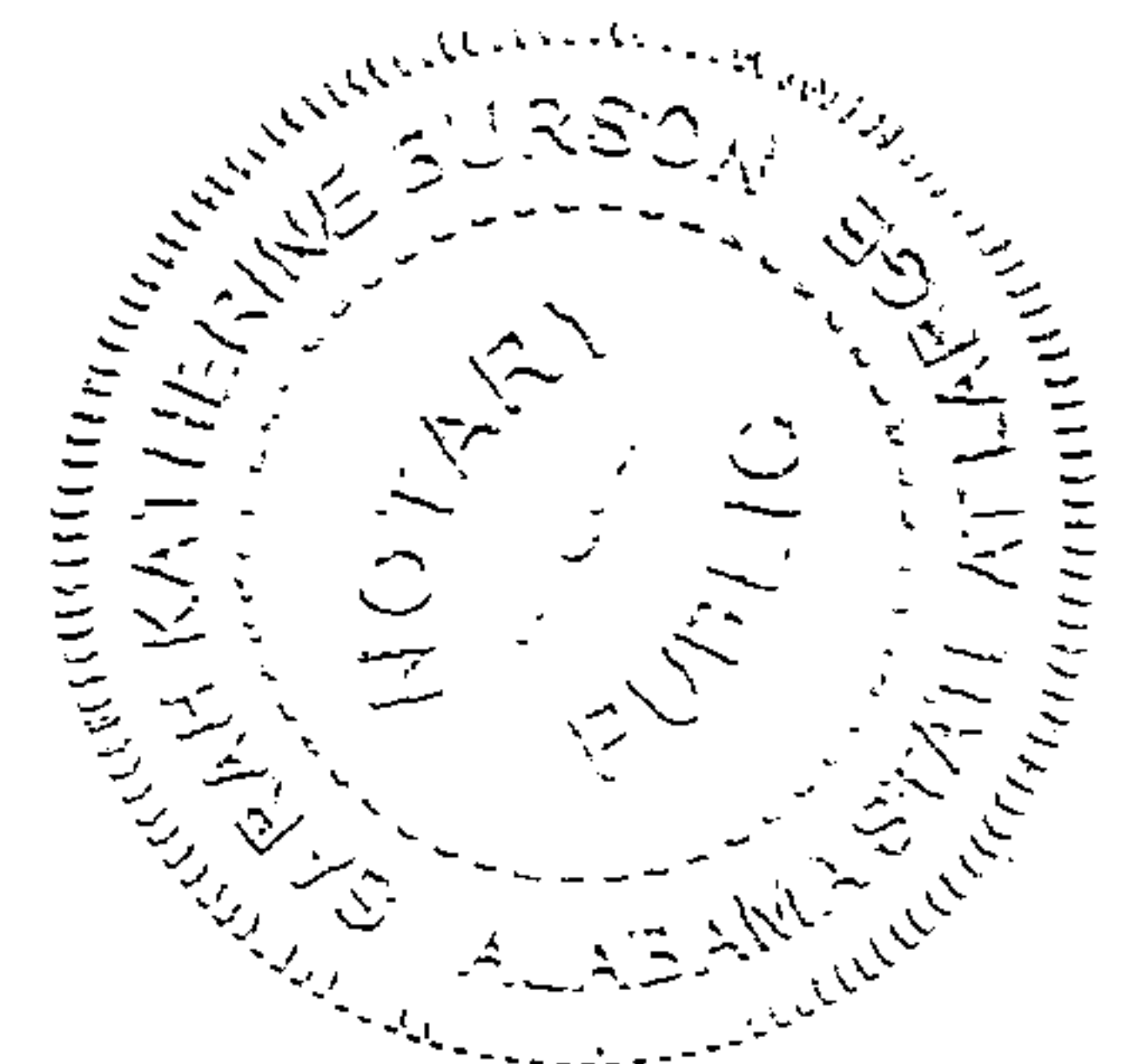
STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne L. Nicholson, a married man, 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, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of September, 2024.

Kathie Burr  
Notary Public  
My Commission Expires: 11/10/2025



GRANTOR:



20240919000292270 3/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

Dolores A. Nicholson  
Dolores A. Nicholson

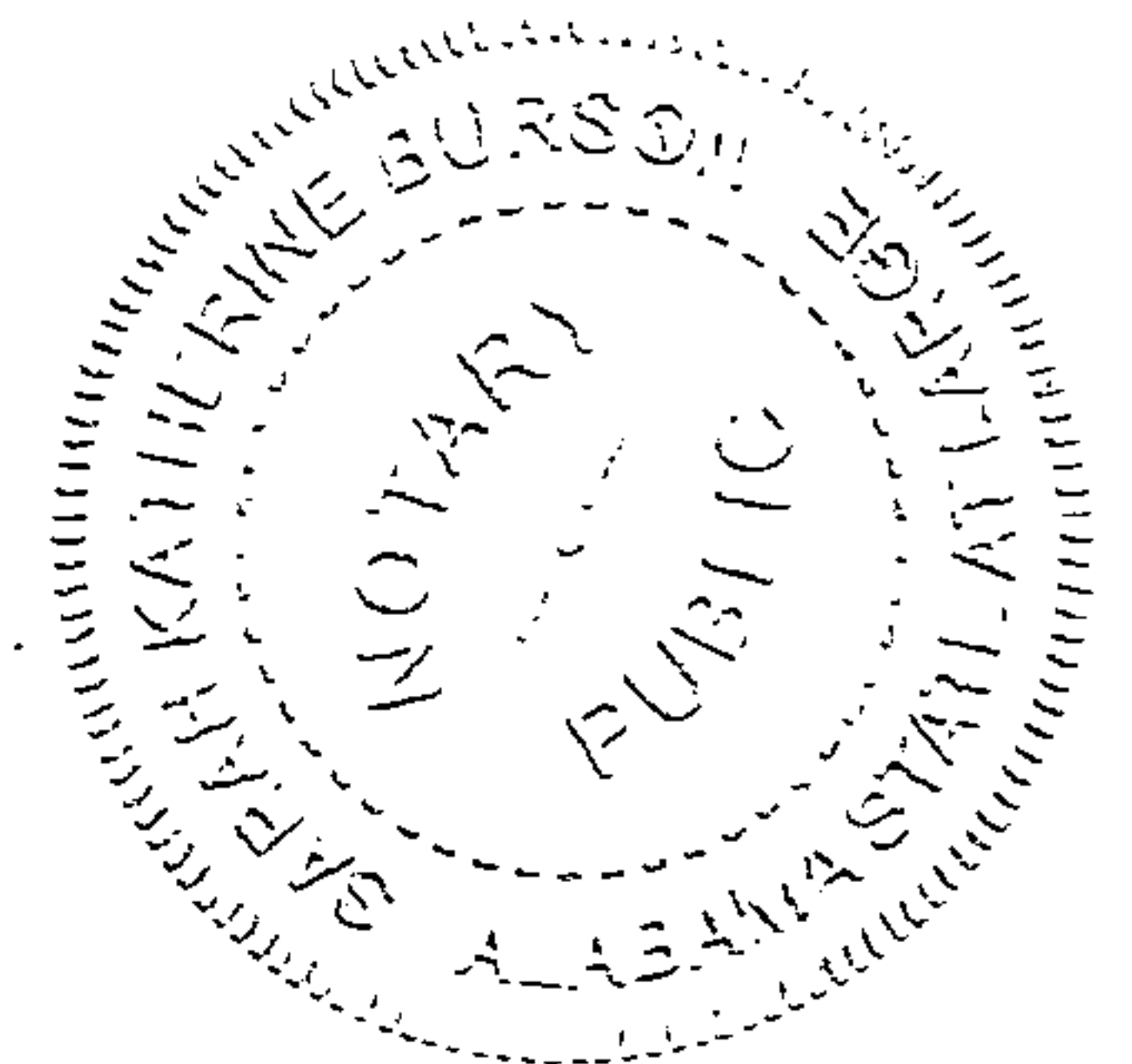
STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dolores A. Nicholson, a married woman, 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, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of September 2024.

Katie Burr  
Notary Public  
My Commission Expires: 11/10/2025





20240919000292270 4/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

EXHIBIT A

Lot 23 A according to a Resurvey of Lots 15 through 29, inclusive, The Fairways at Riverchase  
as recorded in Map Book 14, Page 40, in the Probate Office of Shelby County, Alabama.



# Real Estate Sales Validation Form

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

|                 |                        |
|-----------------|------------------------|
| Grantor's Name  | Wayne L. Nicholson and |
| Mailing Address | Dolores A. Nicholson   |
|                 | 936 Chestnut Oaks Cir  |
|                 | Hoover, AL 35244       |

|                 |                                |
|-----------------|--------------------------------|
| Grantee's Name  | Wayne L. Nicholson and         |
| Mailing Address | Dolores A. Nicholson, Trustees |
|                 | 936 Chestnut Oaks Cir          |
|                 | Hoover, AL 35244               |

Property Address 3149 Chestnut Oaks Dr  
Hoover, AL 35244

Date of Sale 9/3/2024

Total Purchase Price \$                     

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 334,600



20240919000292270 5/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

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 9/17/2024

Print Jack L. Corner

Sign William

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

## Print Form

Form RT-1



20240919000292270 6/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

**CERTIFICATION OF TRUST OF THE NICHOLSON FAMILY MANAGEMENT  
TRUST DATED THE 3<sup>rd</sup> DAY OF September, 2024**

This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated September 3<sup>rd</sup>, 2024.
2. The Grantors of the trust are Wayne L. Nicholson and Dolores A. Nicholson.
3. The Trust is revocable.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
5. Tax identification number for trust: Wayne L. Nicholson's social security number.
6. The current Trustees are:  
  
Wayne L. Nicholson and Dolores A. Nicholson  
936 Chestnut Oaks Circle  
Hoover, AL 35244
7. Item XI of said Trust Agreement gives the Trustee the power to manage the assets of said Trust, including investing the assets of said Trust in diverse assets.
8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.
9. Title to trust property may be listed as: "Wayne L. Nicholson and Dolores A. Nicholson, as Trustees of the Nicholson Family Management Trust."
10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.
11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.





20240919000292270 7/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 3<sup>rd</sup> day of September, 2024 and hereby affirm it constitutes a valid and accurate certification of such document.

Wayne L. Nicholson  
WAYNE L. NICHOLSON, as Trustee

STATE OF ALABAMA

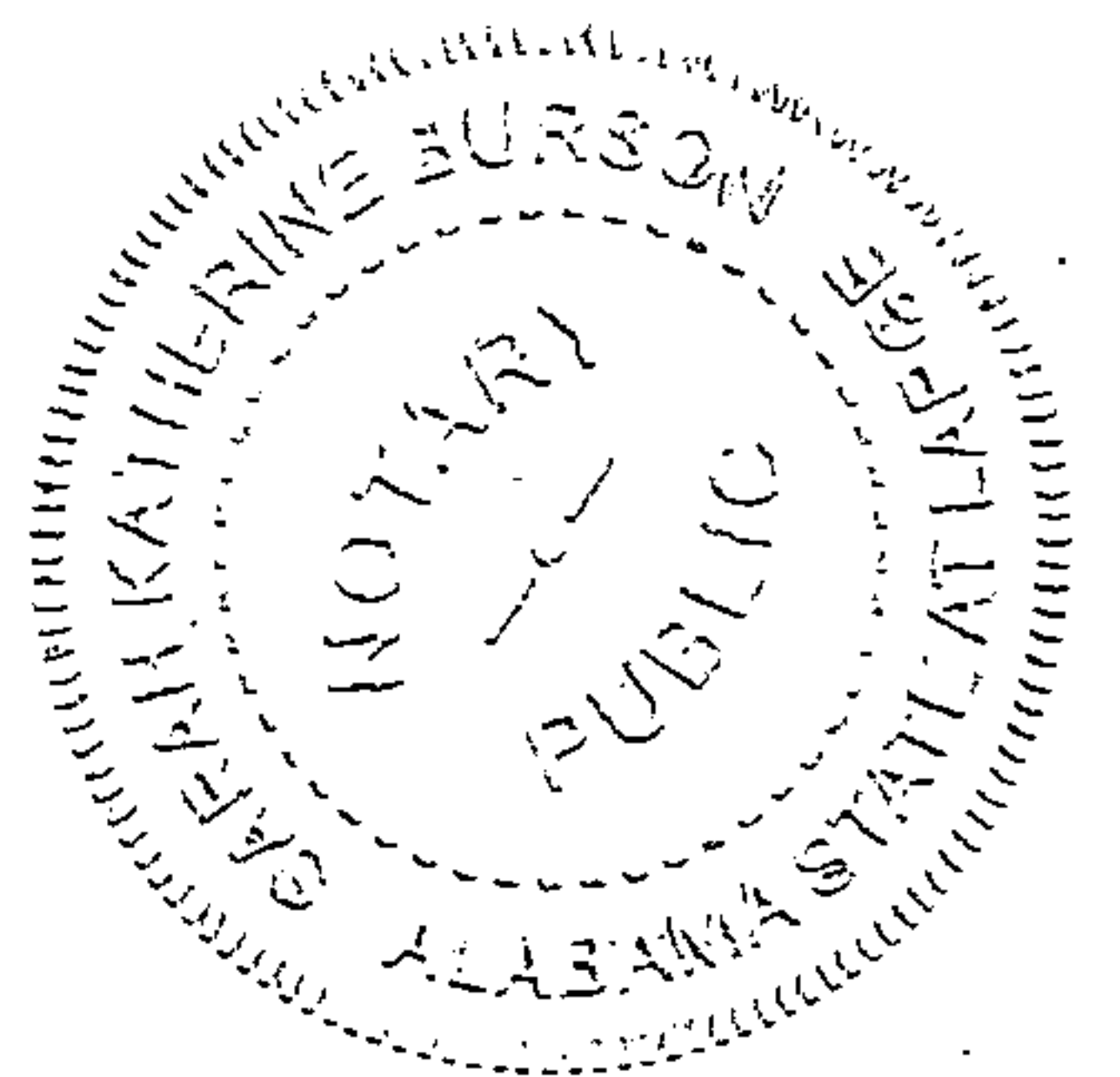
COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **WAYNE L. NICHOLSON**, as Trustee, party hereto and was executed and acknowledged by him to be his free act and voluntary deed.

Given under my hand and official seal this the 3<sup>rd</sup> day of September, 2024.

Kathie Burr  
(Signature of Person Taking  
Acknowledgment)

My commission expires: 11/10/2025



*Dolores A. Nicholson*  
DOLORES A. NICHOLSON, as Trustee



20240919000292270 8/8 \$378.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 11:04:35 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **DOLORES A. NICHOLSON**, as Trustee, party hereto and was executed and acknowledged by her to be her free act and voluntary deed.

Given under my hand and official seal this the 3<sup>rd</sup> day of September, 2024.

*Katharine Burson*

(Signature of Person Taking  
Acknowledgment)

My commission expires: 11/10/2025

