

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

Send tax notice to:
Walter B. Henley
4600 Crossings Cove
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$499,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

William Dean Nix and Vicki Nix Burke, Personal Representatives of The Estate of Carol Jean Kreider Nix, deceased, Shelby County, Alabama Probate Case No. PR-2025-000012

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

Walter B. Henley and Shelia Henley

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

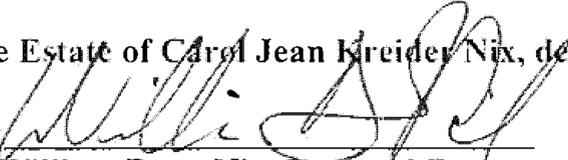
Lot 332, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, page 154, in the Probate Office of Shelby County, Alabama

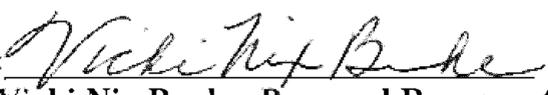
- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 2nd day of April, 2025

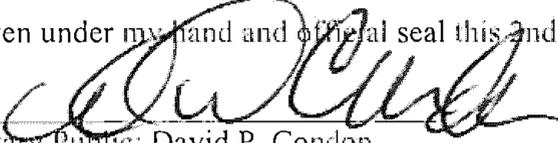
The Estate of Carol Jean Kreider Nix, deceased
By: 
William Dean Nix, Personal Representative

By: 
Vicki Nix Burke, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Dean Nix and Vicki Nix Burke, as Personal Representatives of The Estate of Carol Jean Kreider Nix 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, in their capacities as Personal Representatives of the Estate of Carol Jean Kreider Nix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2025.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	William Dean Nix and Vicki Nix Burke, Personal Representatives of The Estate of Carol Jean Kreic Nix, deceased	Grantee's Name	Walter B. Henley and Shelia Henley
Mailing Address	<u>3909 Overton Road</u> <u>Birmingham Al. 35223</u>	Mailing Address	<u>4600 Crossings Cove</u> <u>Birmingham, Alabama 35242</u>
Property Address	<u>4600 Crossings Cove</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>04/02/2025</u>
		Total Purchase Price	<u>\$499,900.00</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)

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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	<u>4/2/2025</u>	Print	<u>David Cardon</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 01:16:14 PM
\$526.00 JOANN
20250409000105670

Allie S. Boyd