

This instrument prepared by:
WAYNE M. JONES, ATTORNEY
59 Choctaw Lane
Indian Springs, Alabama 35124

Send Tax Notice To:
Larry Ellis Nichols, Jr. and Melanie G. Nichols
5029 Meadowbrook Road
Birmingham, Alabama 35242

WARRANTY DEED (Attorney makes no representation as to title)



20250619000188010 1/2 \$197.50
Shelby Cnty Judge of Probate, AL
06/19/2025 11:01:00 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantors, Larry Ellis Nichols, Jr. and Melanie G. Nichols, in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, and affirming their continued Joint with right of survivorship ownership, We, Larry Ellis Nichols, Jr., a married man and his wife, Melanie G. Nichols, a married woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto their selves, Larry Ellis Nichols, Jr. and Melanie G. Nichols and their daughter, Rachel Nichols (herein referred to as Grantee), individual life estates, jointly in the following described real estate in Shelby County, Alabama, to-wit:

LOT A, ACCORDING TO THE RESURVEY, RECORDED IN MAP BOOK 9, PAGE 9, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, OF LOTS 77 THROUGH 80 AND LOTS 83 AND 85, MEADOWBROOK, 5TH SECTOR, FORST PHASE.

Subject to the following:

All recorded mortgages, easements, restrictive covenants and ad valorem taxes of record.

Grantors title: deed recorded in instrument 20061107000546300 on 11/07/2006 in office of Shelby County Jude of Probate.

TO HAVE AND TO HOLD to the said GRANTORS, their heirs and assigns forever, subject to the reservation of the life estates of Larry Ellis Nichols, Jr. and Melanie G. Nichols, grantors and their daughter, Rachel Nichols, Grantee. And We do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of June, 2025.

Larry Ellis Nichols, Jr.

Melanie G. Nichols

Shelby County, AL 06/19/2025
State of Alabama
Deed Tax:\$172.50



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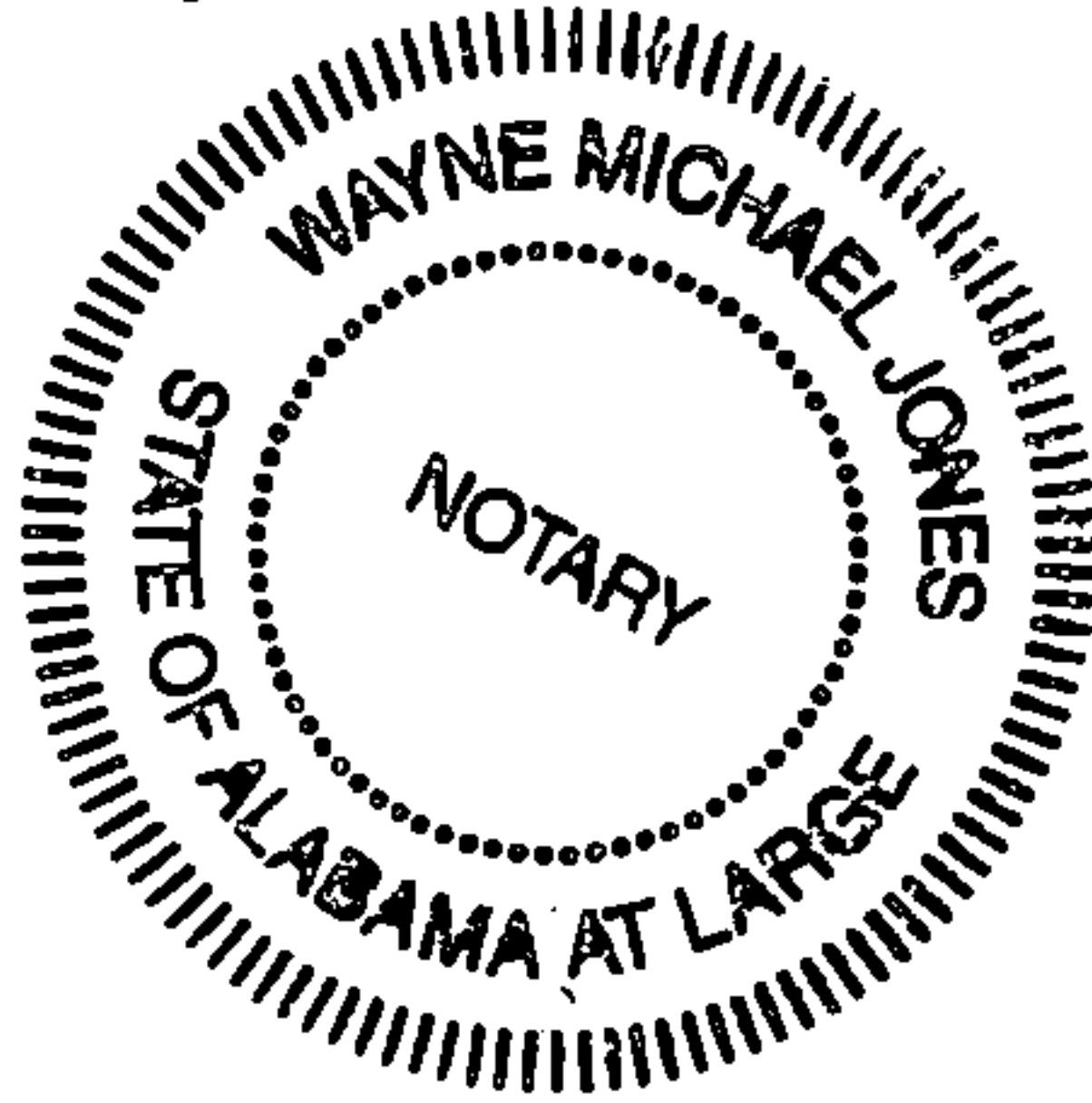
STATE OF ALABAMA
SHELBY COUNTY

)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Larry Ellis Nichols, Jr. and Melanie G. 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 1st day of June, A.D., 2025.



[Signature]
Notary Public
Term Expires: 9-12-28

Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Grantee's Name and Mailing Address

Larry Ellis Nichols, Jr.
Melanie G. Nichols
5029 Meadowbrook Road
Birmingham, Alabama 35242

Larry Ellis Nichols, Jr.
Melanie G. Nichols
5029 Meadowbrook Road
Birmingham, Alabama 35242

Property Address: 5029 Meadowbrook Road
Birmingham, Alabama 25242

Purchase Price: \$ 10.00

The transfer herein is only the addition of the reservation of a life estate in Grantor's daughter.

The value of the property per 2025 Shelby County Tax Assessment is \$ 517,330.00

Parcel ID: 10 1 01 0 001 057.075

1/3 172,443

The Purchase Price can be verified by the Closing Statement.

Larry Ellis Nichols Jr., Grantor
Melanie G. Nichols