

This instrument was prepared by:

Toni B. Smoke, Esq.
THE SMOKE LAW GROUP, L.L.C.
P.O. Box 13577
Birmingham, AL 35202

SEND TAX NOTICE TO:

Lessie Gaddis
480 Highway 17
Montevallo, AL 35515

WARRANTY DEED

Cross Index Reference
Instrument No: 20250917000284950

STATE OF ALABAMA)

COUNTY OF SHELBY)

**Instrument Recorded to Clear Title from deceased
Heirs of Amos Nicks, Sr. and Dortholo Nicks **

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten and 00/100 dollars (\$10.00) and other good and value **Nahshon Nicks, a married man, being an heir of Selena Nicks Rayford, deceased, an heir of Amos Nicks, Sr., deceased, and Dortholo Nicks, deceased**, (hereinafter called Grantor), hereby remises, releases, grants, sells, and conveys in fee simple to **Lessie Gaddis, an unmarried woman**, as Grantee, all rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, having the property address of 480 Highway 17, Montevallo, AL 35115.

Beginning at the Southwest corner of the SE 1/4 of the SW 1/4, Section 17, Township 22, Range 3 West, and run thence North 1 degree 45 minutes West 420 feet, thence 89 degrees 50 minutes East 241 feet, thence, South 1 degree 45 minutes East 420 feet to Section line: thence with Section line run South 89 degrees 50 minutes West 241 feet to the point of beginning, containing 2.25 acres, more or less.

**Parcel # 27 4 17 3 001 033.000
Property Address: 480 Highway 17, Montevallo, AL 35115**

That Amos Nicks, Sr. is one in the same as the owner referenced in Book 210 Page 491as recorded in Probate of Jefferson County. That Amos Nicks, Sr. died on October 16, 1995.

That Dortholo Nicks is one in the same as the owner referenced in Book 210 Page 491 as recorded in Probate of Jefferson County. That Dortholo Nicks died on November 20, 2018.

That Dortholo Nicks died intestate with her heirs at law being Alice Dameron, Paul Nicks, Amos E. Nicks, Jr., Lillie B. Nelson, and Willie E. Nicks. Selena Nicks Rayford died on January 5, 2020.

Subject to easements, restrictions and reservations of record and taxes for this and subsequent years.

TO HAVE AND TO HOLD to said Grantee, in fee simple, their heirs, executors, administrators and assigns forever. And that said property is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set their signature and seal, this 22nd day of October, 2025.

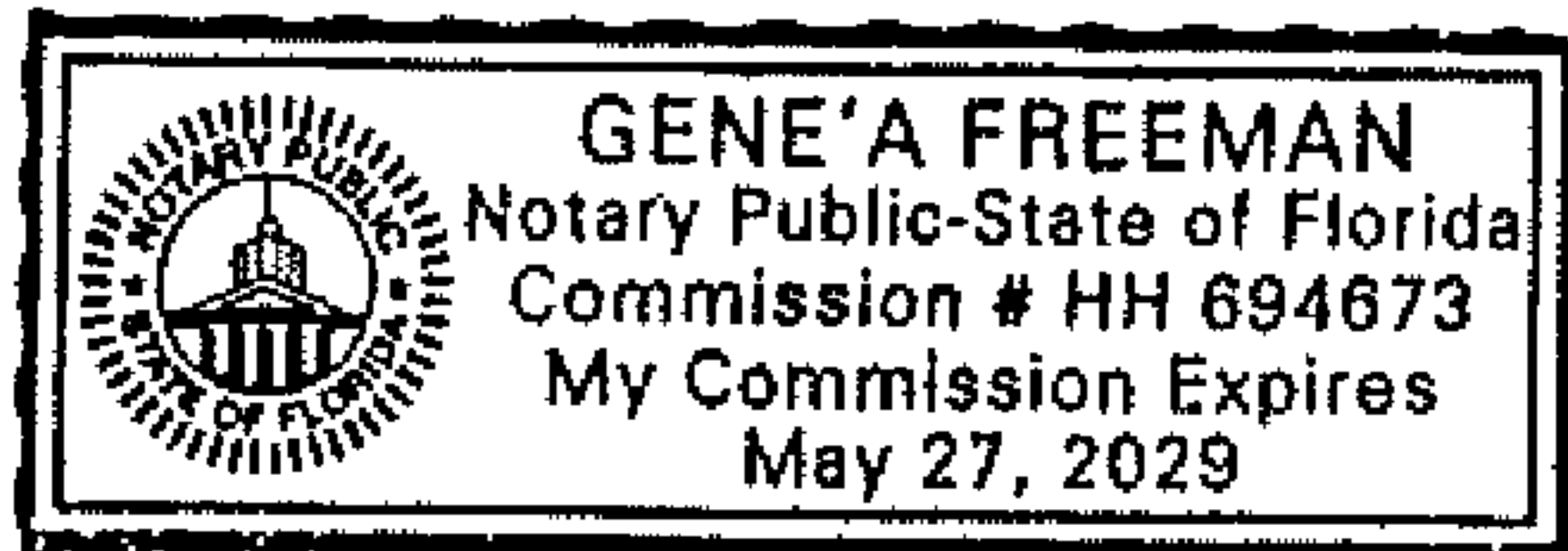

NAHSHON NICKS


STATE OF Florida)

COUNTY OF Duval)

I, the undersigned authority, a notary in and for said County, in said State, hereby certify that **Nahshon Nicks**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of October, 2025.





Notary Public
My Commission Expires: 5-27-2029

AFFIDAVIT AS HEIR OF SELENA NICKS RAYFORD

STATE OF Florida)
COUNTY OF Duval)

Before me, the undersigned authority, a Notary Public in and for said County in said State, personally appeared **Nahshon Nicks** whose name is signed to this Affidavit and who is known to me, and who being by me duly sworn deposes and says as follows:

1. My name is Nahshon Nicks, and I reside at 4917 Morning Rise Circle Jacksonville, FL 32218 in Duval County, Florida. I am over the age of 19 years old.
2. That my mother, Selena Nicks Rayford, died intestate in Schenectady County, NY on or about January 5, 2020. At the time of this affidavit, Selena Nicks Rayford estate has not been probated.
3. That Selena Nicks Rayford heirs and next of kin are Nahshon Nicks, Tommy Rayford, Jr. and Tomisha Rayford.
4. That I am an heir of Selena Nicks Rayford whom predeceased me.
5. That the heirs of Selena Nicks Rayford each own a one-third (1/3) interest in her estate.
6. That Selena Nicks Rayford was legally divorced from Tommy Rayford at the time of her death.
7. That my mother was an heir of Amos E. Nicks, Jr. who predeceased her.
8. That my mother Selena Nicks Rayford was an heir of Amos Nicks, Sr., and Dortholo Nicks whom both predeceased her. Both Amos Nicks, Sr. and Dortholo Hicks died testate in Shelby County, Alabama.
9. Per the will of Dorotholo Nicks, her heirs own a one-fifth (1/5) interest in her estate, more specifically stating that her "surviving children divide my property in equal shares as if all of my children were living such that any children or issue of my deceased children should receive a proportionate share of that which my child would have received if he or she had survived".

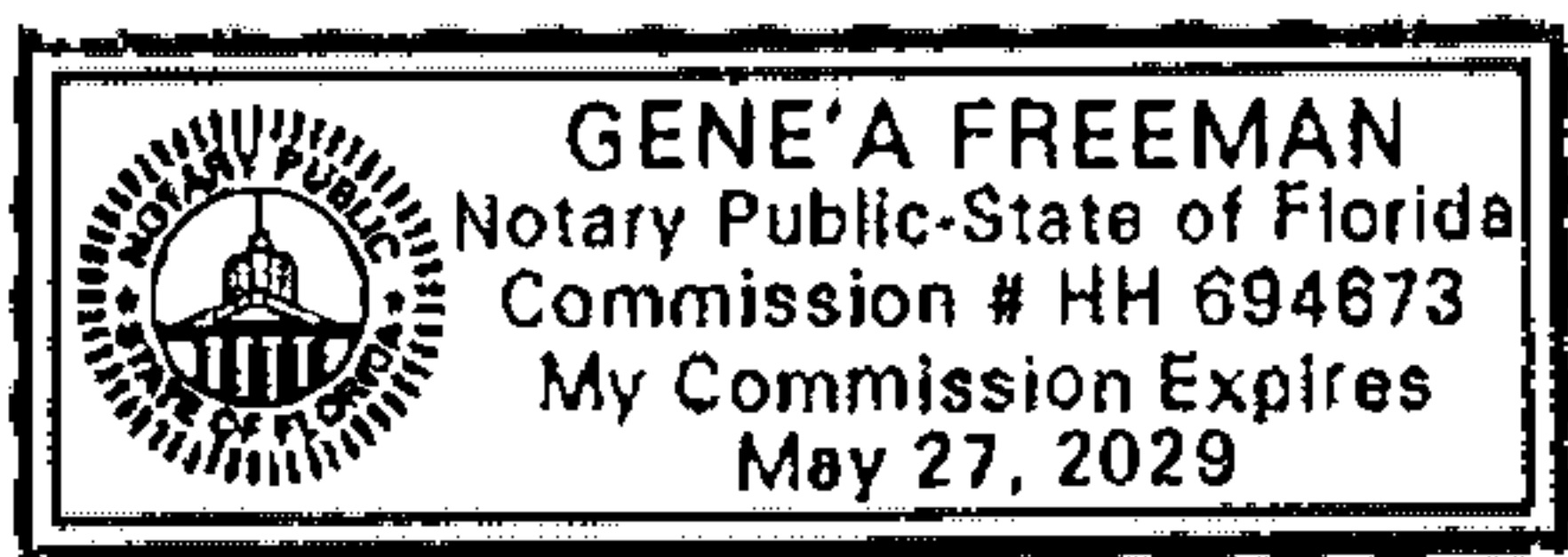


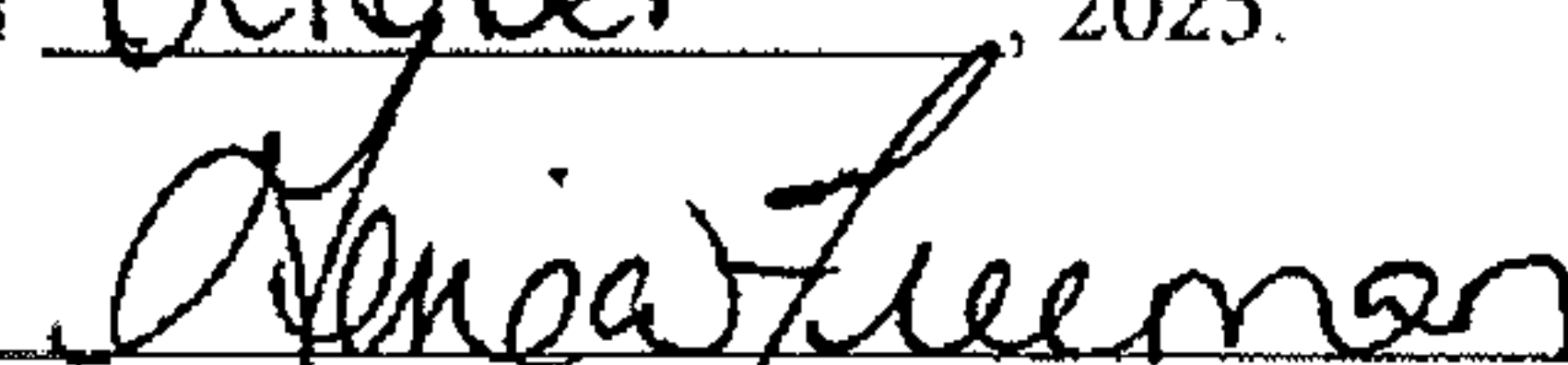
NAHSHON NICKS

STATE OF Florida)
COUNTY OF Duval)

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Given under my hand and official seal this 22 day of October, 2025.





Notary Public
My Commission Expires: 5-27-2029

Real Estate Sales Validation Form

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

Grantor's Name	Willie Earl Nicks, Evelyn R. Nicks, Paul Nicks, a Christine Nicks	Grantee's Name	Lessie Gaddis
Mailing Address	8205 Woburn Abbey Road Glenn Dale, MD 20769	Mailing Address	184 Jasmine Drive Alabaster, AL 35007
Property Address	480 Highway 17 Montevallo, AL 35115	Date of Sale	09/15/2025
		Total Purchase Price	\$170,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$181,750

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 type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Shelby County Tax Assessor</u> |
| <input 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>09/15/2025</u>	Print	<u>Toni B. Smoke</u>
<input type="checkbox"/> Unattested	_____	Sign	<u><i>Toni B. Smoke</i></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
12/09/2025 08:44:47 AM
\$32.00 KELSEY
20251209000375980

Form RT-1

Allie S. Bevil