

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Billy Frank Nelson and Charlotte Gore Nelson
205 Wixford Way
Alabaster, AL 35007

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Richard Keelan Nelson, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto his undivided one half interest unto the GRANTEE **Billy Frank Nelson and Charlotte Gore Nelson, husband and wife** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 318, according to the Survey of Weatherly Wixford Moor-Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of SHELBY County, Alabama.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS' will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 20th day of January, 2026.

Richard Keelan Nelson
Richard Keelan Nelson

Margaret Renta Nelson
By: Margaret Renta Nelson
as his Power of Attorney

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Margaret Renta Nelson whose name as Attorney in Fact for an Richard Keelan Nelson, an married man, pursuant to that certain General Durable Power of Attorney recorded in Instrument No. 20260218000044950, 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 Instrument, she in her capacity as such Attorney in Fact executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of January, 2026.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-2-2027

(MUST AFFIX SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Richard Keelan Nelson

Grantee's Name Billy Frank Nelson and Charlotte Gore Nelson

Mailing Address 4274 Cahaba Lake Drive Hoover, AL 35216

Mailing Address 205 Wixford Way Alabaster, AL 35007

Property Address 205 Wixford Way Alabaster, AL 35007

Date of Sale January, 2026

Total Purchase Price \$ _____

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ 284,500.00

Note: Collect tax on 1/2 tax value=\$142,250.00 Tax= \$142.50



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/19/2026 09:50:39 AM
\$170.50 JOANN
20260219000046310

Allie S. Byrd

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/ Assessor's Appraised Value
- 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).

Richard Keelan Nelson *Richard Keelan Nelson*

Date _____

Print By: Margaret Renta Nelson, as his Attorney in Fact

Unattested (verified by)

Sign *Margaret Renta Nelson*
(Grantor/Grantee/Owner/Agent) circle one