


13-482

Send Tax Notice to: Scott Blanchard and Susan Bunn, 1804 Amberley Woods Way, Helena, AL 35080

This instrument was prepared by:  
Marcus L. Hunt  
2803 Greystone Commercial Blvd.  
Suite 12  
Birmingham, AL 35242

  
20130926000387170 1/2 \$154.50  
Shelby Cnty Judge of Probate, AL  
09/26/2013 11:51:31 AM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

Shelby County, AL 09/26/2013  
State of Alabama  
Deed Tax: \$137.50

KNOW ALL MEN BY THESE PRESENTS:  
That in consideration of **One Hundred Thirty Seven Thousand Five Hundred and no/100 (\$137,500.00) Dollars the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

**Daniel H. Rice, an unmarried man, whose mailing address is:**  
800 Scenic Highway, Apt 16 Pensacola, FL 32503  
(herein referred to as grantor), do grant, bargain, sell and convey unto

**Scott Blanchard and Susan Bunn, whose mailing address is 1804 Amberley Woods Way, Helena, AL 35080** (herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 1804 Amberley Woods Way, Helena, AL 35080 to-wit:

Lot 45, according to the Amended Map of Amberley Woods, 6<sup>th</sup> Sector, as recorded in Map Book 22, at Page 48 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto the said 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 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 I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hands and seal this 18 day of September, 2013.

Daniel H. Rice (SEAL)  
DANIEL H. RICE

State of Florida  
County of Escambia



20130926000387170 2/2 \$154.50  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel H. Rice, an unmarried 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of September, 2013.

Lisa P. Harding  
NOTARY PUBLIC

My commission expires: 6-10-17



Lisa P. Harding  
Notary Public - State of Florida  
Commission # FF14356  
Commission Expires 06/10/17