

This Instrument was Prepared by:

Send Tax Notice To: Billy Dalwyn Rice
323 Hwy 25 East
Columbiana, AL 35051

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-18-24393

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Seven Thousand Dollars and No Cents (\$87,000.00)**, the amount of which can be verified in 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 or we, **Estate of Thomas E. Edwards, Probate Case # PR 2015-000-143, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy Dalwyn Rice and Sara Rice**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$88,870.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of February, 2018.

ESTATE OF THOMAS E. EDWARDS, PROBATE
CASE # PR 2015-000-143, SHELBY COUNTY,
ALABAMA

Sandra E. Bearden Cash

By: Sandra E. Bearden Cash
Personal Representative



20180302000068580 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/02/2018 02:10:05 PM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sandra E. Bearden Cash as Personal Representative of the Estate of Thomas E. Edwards, Probate Case # PR 2015-000-143, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2018.

Michael T. Atchison

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

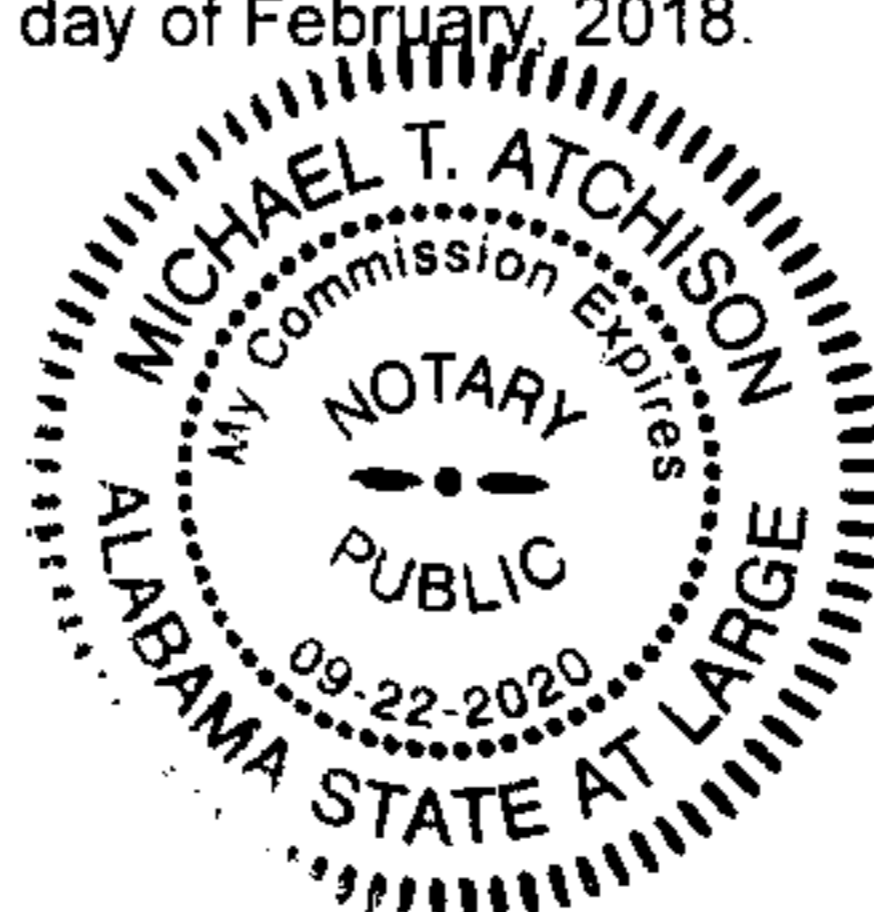


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the southeast corner of SW 1/4 of NE 1/4 of Section 24, Township 21 South, Range 1 West, and run along said forty acre line South, 86 degrees 15 minutes West, 311.4 feet; thence North 48 degrees 45 minutes West, 185.4 feet to the East right of way line of Alabama Highway No. 25 ; thence along same North, 25 degrees 35 minutes East, 627.7 feet to the point of beginning of the lot herein conveyed; thence continue North, 25 degrees 35 minutes East, 309.3 feet to a point where the East line of said forty acres crosses the East line of said highway; thence South, 2 degrees 45 minutes East, 351.9 feet to an iron stob; thence North 64 degrees 25 minutes West, 167.2 feet to the point of beginning.

ALSO: Commence at a point on the southeast right of way line of Alabama Highway No. 25 and the intersection of the West line of Lot 1 of Highland subdivision, as recorded in Map Book 5, Page 26, in the Judge of Probate Office, Shelby County, Alabama; thence run South along the West line of said subdivision, being lots 1, 2 & 3, a distance of 351.9 feet to the point of beginning; thence continue South in the same direction along the line of said Lot 3, a distance of 56.89 feet; thence turn an angle of 118 degrees 29 minutes 11 seconds to the right and run a distance of 195.98 feet, more or less, to the southeast right of way of said Highway #25; thence turn an angle of 90 degrees 09 minutes 35 seconds to the right and run along said Highway R/W a distance of 50.00 feet; thence turn an angle of 89 degrees 50 minutes 25 seconds to the right and run a distance of 168.70 feet, more or less, to the point of beginning. Situated in the S 1/2 of the NE 1/4, Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT land sold to State of Alabama recorded in Inst. No. 20050906000457200, Shelby County, Alabama.



20180302000068580 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Estate of Thomas E. Edwards,
Probate Case # PR 2015-000-143,
Shelby County, Alabama

Grantee's Name Billy Dalwyn Rice

Mailing Address 165 Davis Road
Wilsonville, AL, 35186

Mailing Address 323 Hwy 25 East
Columbiana AL 35051

Property Address 323 Hwy 25 East
Columbiana, AL 35051

Date of Sale February 26, 2018
Total Purchase Price \$87,000.00

or
Actual Value _____

or
Assessor's Market Value _____

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 checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

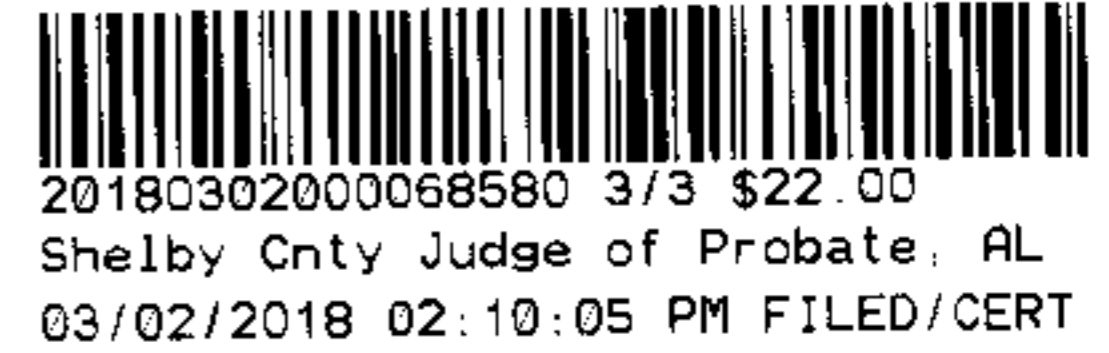
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 of 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 February 23, 2018

Print Estate of Thomas E. Edwards, Probate Case # PR
2015-000-143, Shelby County, Alabama

Unattested

(verified by)

Sign Sandra L. Bearden Cash
(Grantor/Grantee/Owner/Agent) circle one