



20120207000046270 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
02/07/2012 02:06:04 PM FILED/CERT

Send tax notice to:
JOSEPH KENT SPRAGGINS and ALLISON BERGERT
520 ROLLING HILLS DRIVE
CHELSEA, AL 35043

Shelby County, AL 02/07/2012
State of Alabama
Deed Tax: \$7.00

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Sixty-One Thousand and 00/100 (\$261,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **TINA BERARD and DAVID RICE, WIFE AND HUSBAND**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JOSEPH KENT SPRAGGINS and ALLISON BERGERT**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS, PHASE 3, AS RECORDED IN MAP BOOK 34, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 254,383.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their 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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this
24 day of January, 2012.

Tina Berard
TINA BERARD

David Rice
DAVID RICE

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said State and County, hereby
certify that TINA BERARD and DAVID RICE 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 RN January 24, 2012 day of January, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 29, 2015

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243


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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Tulare

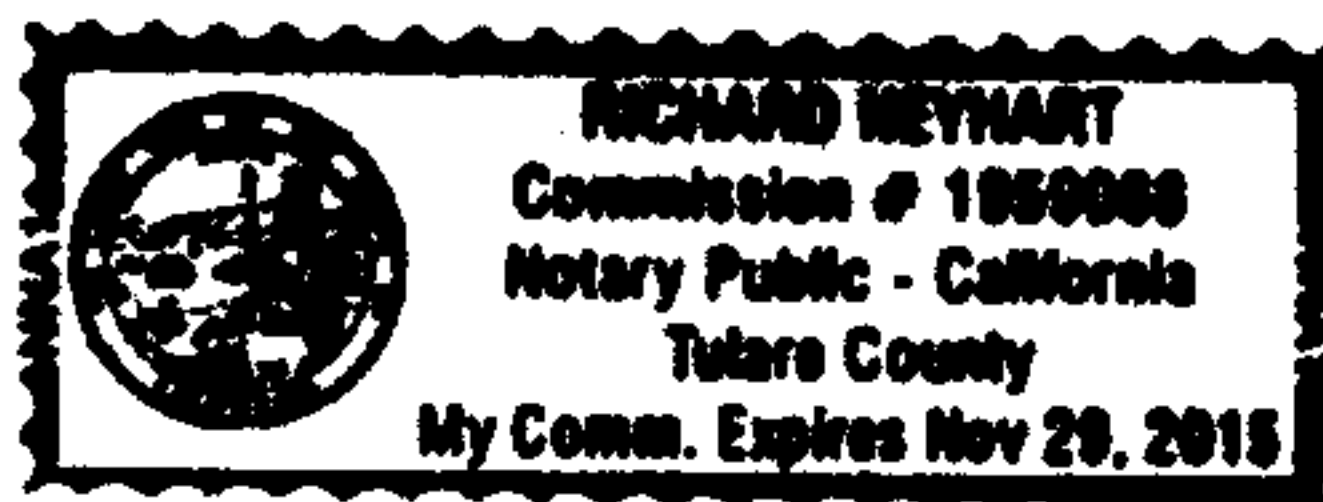
On January 24, 2012 before me, Richard Neyhart, Notary Public

personally appeared Tina Berard and David Rice

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: January 24, 2012

Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tina Berard

- ☐ Corporate Officer — Title(s): _____
- ☒ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: herself

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: David Rice

- ☐ Corporate Officer — Title(s): _____
- ☒ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: himself

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here