

**WARRANTY DEED**

STATE OF ALABAMA            )   **SEND TAX NOTICE TO:**                   **THIS INSTRUMENT PREPARED BY: W.**  
                                      )   Matthew Lloyd Mitchell and Delona   Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st  
COUNTY OF SHELBY         )   Grace Mitchell                   Street North, Suite 209, Alabaster, AL 35007.  
                                      )   119 Heather Ridge Drive                   No title opinion requested, none rendered.  
                                      )   Pelham, AL 35124

**KNOW ALL MEN BY THESE PRESENTS** that Robert J. Grice and Angela B. Grice, husband and wife, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$188,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Matthew Lloyd Mitchell and Delona Grace Mitchell (hereinafter "GRANTEES"), 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, that property and interest described as follows:

Lot 10, according to the Survey of Heather Ridge, as recorded in Map Book 17, Page 22,  
in the Probate Office of Shelby County, Alabama.

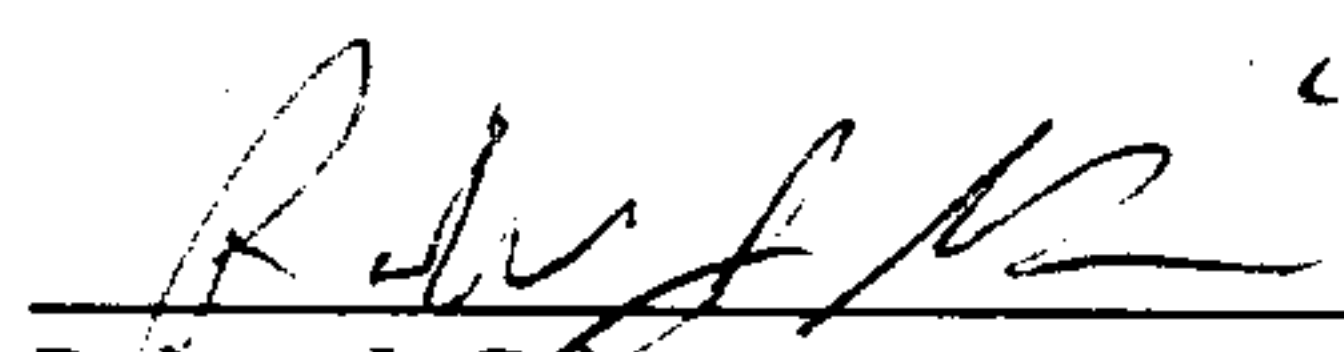
\$184,594.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

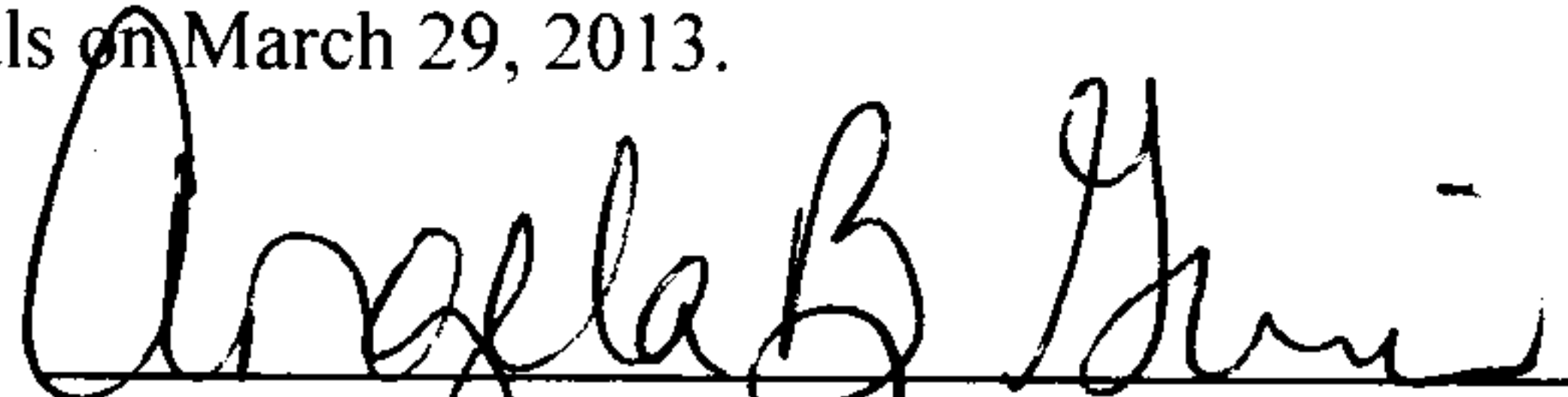
**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, 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 successors, heirs and assigns of the survivor forever.


**GRANTORS DO HEREBY COVENANT**, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

**GRANTORS HAVE HERETO** set their hands and seals on March 29, 2013.

  
Robert J. Grice

  
Angela B. Grice

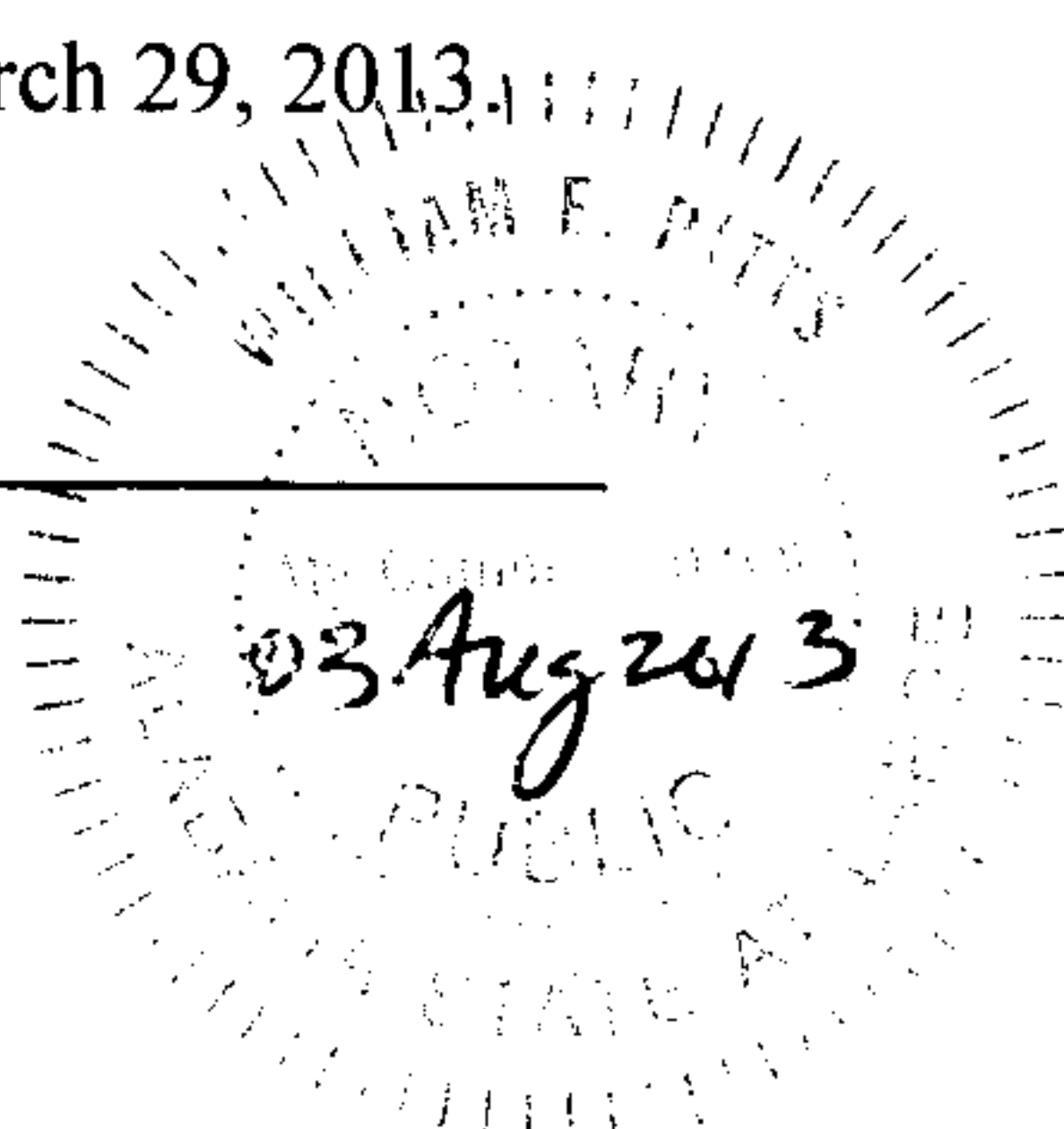
STATE OF ALABAMA  
COUNTY OF SHELBY

  
20130408000144500 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
04/08/2013 01:26:21 PM FILED/CERT

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Robert J. Grice and Angela B. Grice whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

**GIVEN UNDER MY HAND**, on March 29, 2013.

  
NOTARY PUBLIC



Shelby County, AL 04/08/2013  
State of Alabama  
Deed Tax: \$3.50



# Real Estate Sales Validation Form

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

Grantor's Name Robert J. Grice  
Mailing Address Angela B. Grice  
119 Heather Ridge Drive  
Pelham AL 35124

Grantee's Name Matthew Lloyd Mitchell  
Mailing Address Delona Grace Mitchell  
119 Heather Ridge Drive  
Pelham AL 35124

Property Address 119 Heather Ridge Drive  
Pelham AL 35124

Date of Sale 3/28/13  
Total Purchase Price \$ 188,000

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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ 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).

Date 4/5/13

Print W. Eric Pitts

Unattested

Sign W. Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130408000144500 2/2 \$18.50  
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