

20141124000369120
11/24/2014 12:08:43 PM
DEEDS 1/4

*This instrument was prepared by
and when recorded return to:*
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

Send Tax Notice To:
Randy L. Tice and Joyce A. Trice
5401 Cortez Circle
Pinson, AL 35126

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

[Title Not Examined – No Opinion Expressed by Preparer]

THIS GENERAL WARRANTY DEED executed and delivered this 20th day of June, 2014, by **RANDY L. TRICE**, a married man (the "Grantor"), **RANDY L. TRICE** and **JOYCE A. TRICE**, husband and wife, Joint Tenants, with Rights of Survivorship (the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantor doe by these presents grant, bargain, sell and convey unto Grantees that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

The Property is not and has never been the homestead of the Grantor or the Grantor's spouse.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

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 the 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 Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Address: Grantees' Names and Mailing Address:

Randy L. Trice
5401 Cortez Circle
Pinson, AL 35126

Randy L. Trice and Joyce A. Trice
5401 Cortez Circle
Pinson, AL 35126

Property Address: 6419 Highway 31 South
 Calera, AL 35040

Assessed Value: \$3,240.00

*The taxable amount is one half of the Assessed Value, \$1,620.00.

The Assessed Value of the Property can be verified by the Shelby County Tax Assessor.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of the date first written above.

GRANTOR:

Randy L. Trice
Randy L. Trice

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy L. Trice whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 20th day of June 2014.

[NOTARY SEAL]

[Signature]
Notary Public
My Commission Expires: 12/21/2015

EXHIBIT A

[Legal Description]

A parcel of land located on the Eastern side of Montgomery Highway with three hundred thirty (330) feet frontage on said highway and extending eastward to the Old Highway, being in the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ (N $\frac{1}{2}$ - S $\frac{1}{2}$ - NW $\frac{1}{4}$ - SE $\frac{1}{4}$) of Section 9, Twp. 22, Range 2 West, Shelby County, Alabama.

Subject property being bounded on the North by property currently owned by C.A. and Eunice Burton and M. W. and Onita Reeser; on the East by property currently owned by Virginia Dollar Canty and on the South by Linda J. and L.K. Langston.

Said above described being more particularly described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the E line of said quarter-quarter section a distance of 332.18 feet to a point; thence turn a deflection angle of 92 degrees 10 minutes 36 seconds to the left and run Westerly a distance of 410.54 feet to the point of beginning of the property being described; thence continue along last described course a distance of 558.32 feet to a point on the Easterly right of way line of Highway No. 31; thence turn a deflection angle of 97 degrees 57 minutes 49 seconds to the right and run North-Northeasterly along said right of way line a distance of 330.50 feet to a point; thence turn a deflection angle of 88 degrees 50 minutes 24 seconds to the right and run Easterly a distance of 592.32 feet to a point; thence turn a deflection angle of 99 degrees 35 minutes 00 seconds to the right and run South-Southwesterly a distance of 268.03 feet to the point of beginning, containing 3.9 acres and marked on each corner with a steel pin or pipe or concrete monument. Property is subject to any and all easements, rights of way, agreement, restriction and/or limitations of probated record or applicable law.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/24/2014 12:08:43 PM
\$25.00 CHERRY
20141124000369120

General Warranty Deed
Page 4
A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the text.