

*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 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: Spring Creek Hills Resubdivision of Tracts 2 & 3.

Assessed Value: \$2,040.00

*The taxable amount is one half of the Assessed Value, \$1,020.00.

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: 12/28/2015

EXHIBIT A
[Legal Description]

Tract 2-A, according to a Resubdivision of Tracts 2 & 3, Spring Creek Hills, as recorded in Map Book 18, Page 112, in the Probate Office of Shelby County Alabama. Subject to an easement for ingress and egress over the West 50 feet of Tract 2-A, according to a Resubdivision of Tracts 2 & 3, Spring Creek Hills, as recorded in Map Book 18, Page 112, in the Probate Office of Shelby County, Alabama. Said easement is more particularly described in instrument recorded as Instrument #1995-35303, in Probate Office.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/24/2014 12:08:44 PM
\$24.50 CHERRY
20141124000369130

General Warranty Deed
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A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed text of the official record.