

This Instrument was Prepared by:

Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Mark A. Stice
411 Lime Creek Bend
Chelsea, AL 35043

WARRANTY DEED

State of Alabama
Shelby County } Know All Men by These Presents:

That in consideration of the sum of **One Hundred Ninety Two Thousand Four Hundred Dollars and No Cents (\$192,400.00)**, 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, **Tyron B. Marsee, an unmarried man and Jenna Marsee, an unmarried woman, whose mailing address is 210 Magnolia Lane, LaFollette, TN 37266** and 213 Clayties Court, Nashville, AL 37221 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark A. Stice, an unmarried man, whose mailing address is 411 Lime Creek Bend, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 411 Lime Creek Bend, Chelsea, AL 35043**; to wit;

LOT 29, ACCORDING TO THE FINAL PLAT LIME CREEK AT CHELSEA PRESERVE, SECTOR 2, AS RECORDED IN MAP BOOK 34, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 34, Page 51.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Easement to Level 3 Communications recorded in Instrument # 2000-0007.

Right of Way to Shelby County as recorded in Volume 229, Page 492.

Right of Way to Plantation Pipeline as recorded in Volume 253, Page 324; Volume 112, Page,288.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2004010800015360 and Instrument 20051216000850870 in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument 20051206000831190, supplemented in Instrument 20051207000632660.

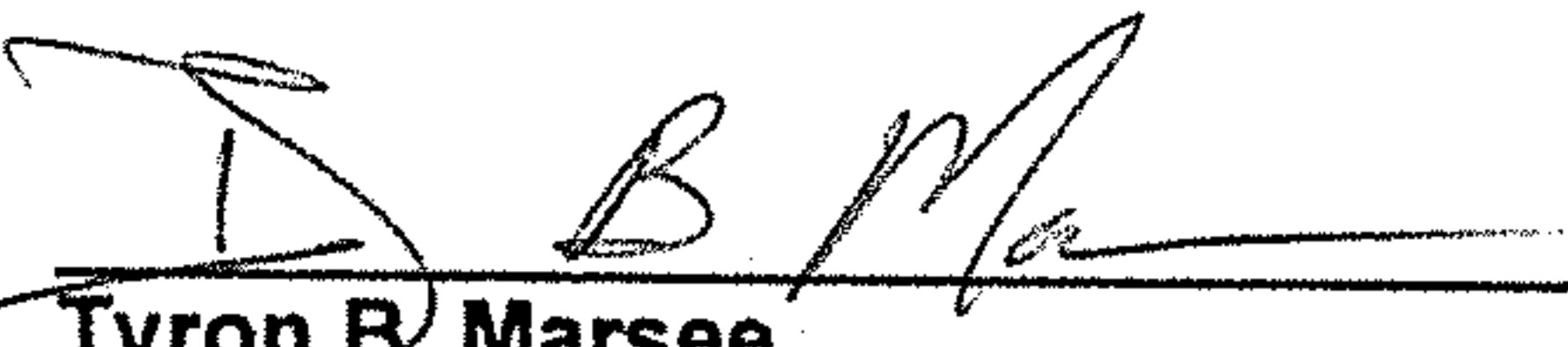
Supplementary Declaration to Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument 20060202000054970 and Instrument 200512200000655970.

Restrictions and Limitations as recorded in Instrument 20051222000659540.

~~All of the purchase price is paid by the proceeds of a first and second mortgage loan, executed and recorded simultaneously herewith.~~
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 26th day of March, 2015.



Tyron B. Marsee

State of Tennessee

Knox } General Acknowledgment
County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Tyron B. Marsee, an unmarried man, whose names are signed to the foregoing conveyance, and who 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 26th day of March, 2015.


Notary Public, State of ~~Alabama~~ Tennessee County of Knox
the undersigned authority
Printed Name of Notary Justin Matthew Goodwin
My Commission Expires: 7/08/2017



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of March, 2015.


Jenna Marsee

State of Tennessee


David

} General Acknowledgment
County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Jenna Marsee, an unmarried woman, whose names are signed to the foregoing conveyance, and who 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 26th day of March, 2015.


Notary Public, State of ~~Alabama~~ Tennessee

the undersigned authority

Printed Name of Notary Shannon Philbin

My Commission Expires: 7-6-15



Real Estate Sales Validation Form

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

Grantor's Name	Tyron B. Marsee Jenna Marsee	Grantee's Name	Mark A. Stice
Mailing Address	210 Magnolia Lane LaFollette, TN 37266	Mailing Address	411 Lime Creek Bend Chelsea, AL 35043
Property Address	411 Lime Creek Bend Chelsea, AL 35043	Date of Sale	March 26, 2015
		Total Purchase Price	\$192,400.00
		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 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.

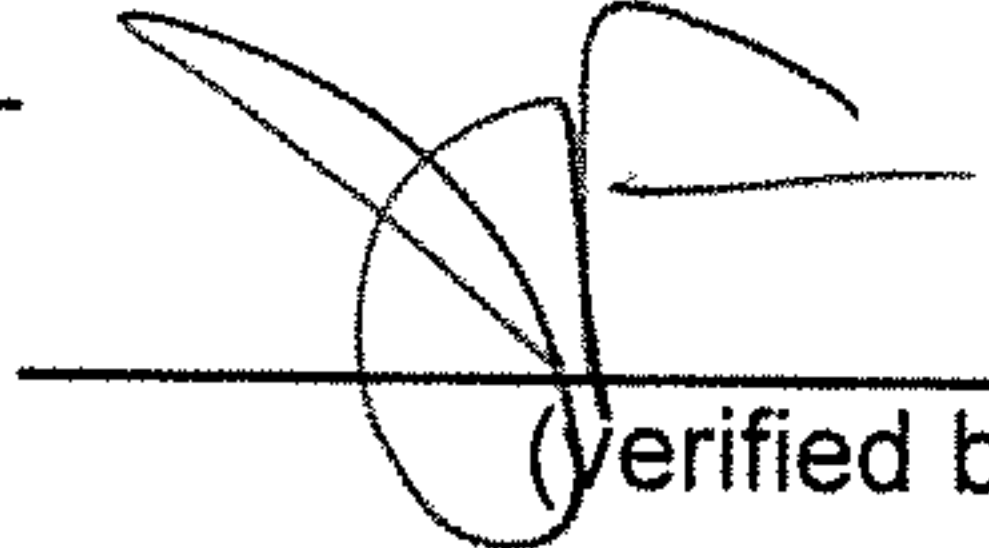
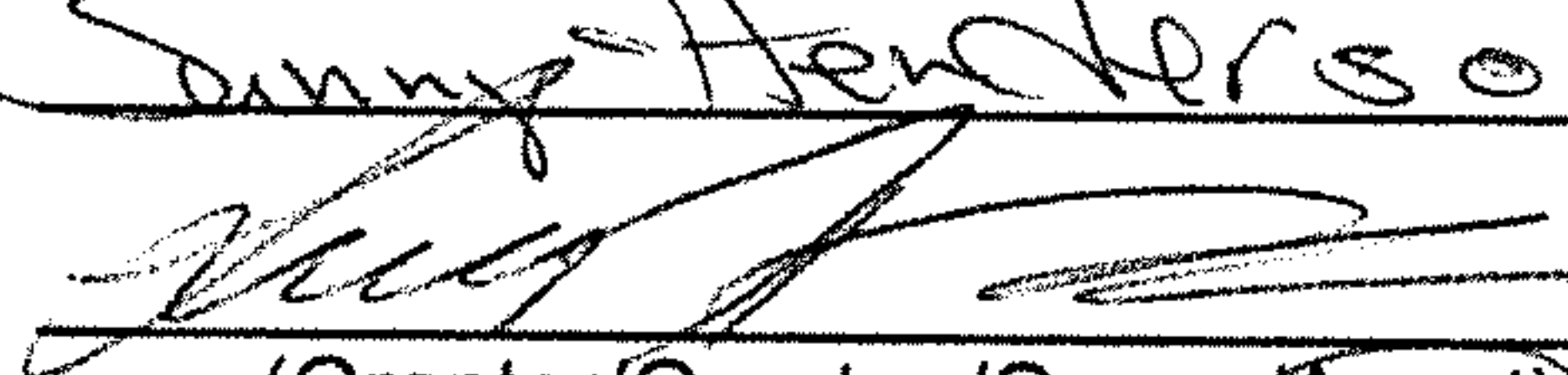
Date of Sale - the date on which interest to the property was conveyed.

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	March 25, 2015	Print	Sunny Anderson
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/01/2015 08:29:15 AM
\$29.00 CHERRY
20150401000102050