20150507000149670 05/07/2015 10:49:08 AM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209 Send Tax Notice To:

Rice, Sharon L. + Michael C.

1170 Spring Garden St

Indian Springs Village, AL

35124

GENERAL WARRANTY DEED With right of survivorship

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Four Hundred Thirty-Five Thousand and No/100 Dollars (\$435,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Richard L. Vincent and Brenda Vincent, (herein referred to as Grantors), do hereby grant, sell, bargain and convey unto Sharon L. Rice and Michael C. Rice, (herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

LOT 10, ACCORDING TO THE SURVEY OF SPRING GARDEN ESTATES, AS RECORDED IN MAP BOOK 4 PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

4295,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 2000 day of _______, 2015.

Richard L. Vincent

Brenda Vincent

STATE OF **COUNTY OF**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Vincent and Brenda Vincent, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \mathcal{L} day of $\mathcal{HP/V}$, 2015.

Notary Seal

Notary Public:

My commission expires:

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Grantor's Name Mailing Address Mailing Address Date of Sale 4/30/5 Total Purchase Price \$ 424/125 Property Address Indian Springs Village, Al 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 Appraisal Sales Contract Other 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 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). 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). Judge James W. Fuhrmeister, Probate Judge,

Sign

(verified by)

(Grantor/Grantee/Owner/Agent))circle one

Form RT-1

Unattested