

This instrument was prepared by:

John R. Frawley, Jr., Attorney at Law
P. O. Box 101493, Irondale, AL 35210

WARRANTY DEED

STATE OF ALABAMA :

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY :

That in consideration of One Hundred Dollars (\$100.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Frank Y. Johnson, as Personal Representative of the Estate of Robert Lawrence Vick, Deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Donald E. Vick, Anita Vick Wells, Sharon Denise McClendon, Karen Darlene Arceneaux and Charles Allan Morgan, Jr.; except the Grantor expressly reserves unto Martha N. Vick a Life Estate in the said real estate, it is the Grantor's expressed intention to convey to the Grantees only the remainder interest in the subject real estate. This Deed is filed pursuant to the terms of the Will of Robert Lawrence Vick, Deceased; Case No. PR-2014-000795

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Riverchase Cove, as recorded in Map Book 20, Page 109, in the Probate Office of Shelby County, Alabama

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

TITLE NOT EXAMINED BY PREPARING ATTORNEY.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seals this 13th day of May, 2015.

_____(Seal)

Frank Y. Johnson (Seal)
Frank Y. Johnson, as Personal Representative of the Estate
of Robert Lawrence Vick, Deceased

STATE OF ALABAMA :

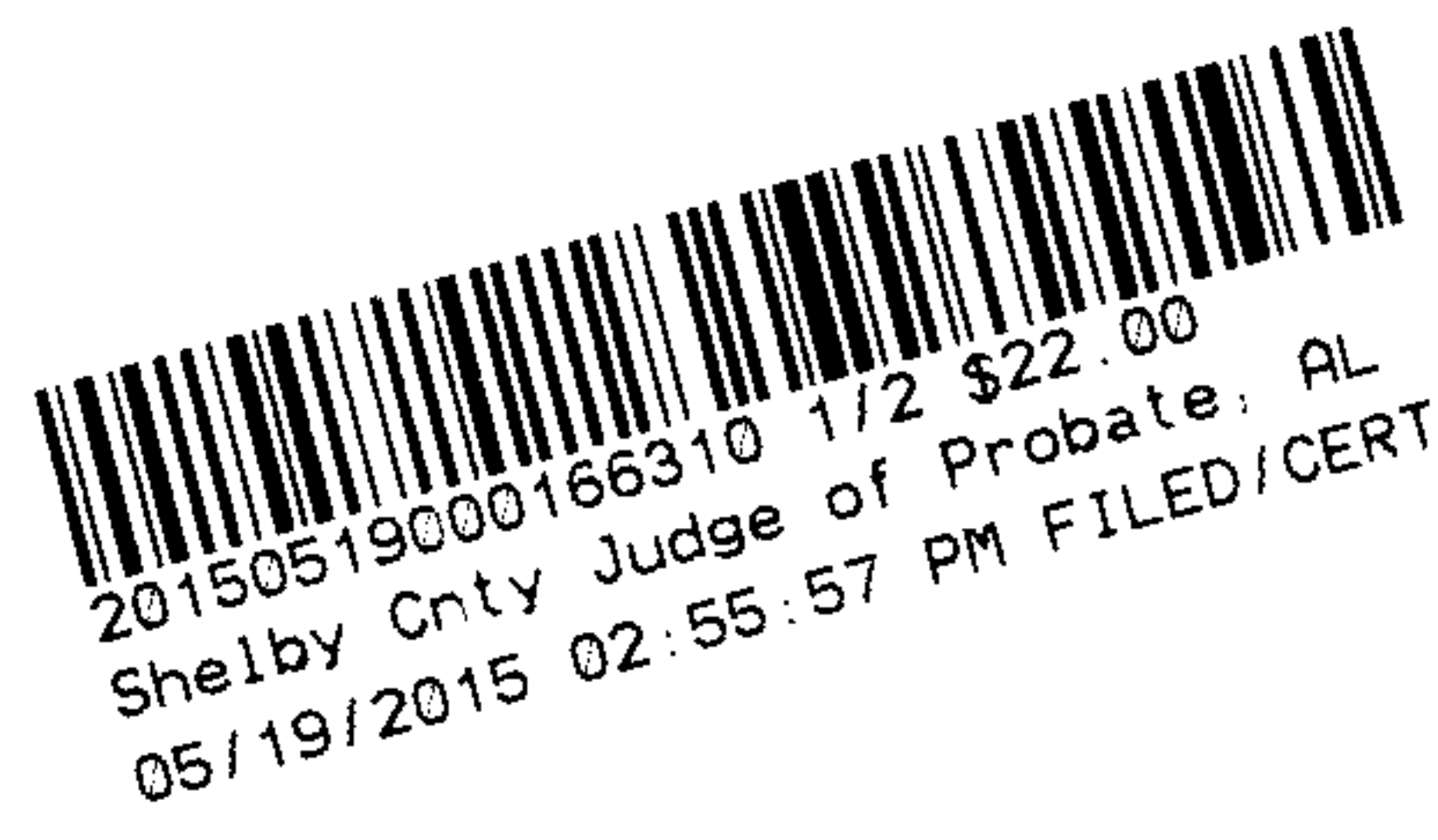
General Acknowledgment

JEFFERSON COUNTY :

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Frank Y. Johnson, as Personal Representative, of the Estate of Robert Lawrence Vick, Deceased, whose name is/are signed to the foregoing conveyance and who is/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 13th day of May, 2015.

Pamela J. Shaw
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Frank Y. Johnson, as Personal Representative Grantee's Name Donald E. Vick, Anita Vick Wells,
of Estate of Robert Lawrence Vick, Deceased Sharon Denise McClendon, Karen
Mailing Address 3517 Laurel View Lane Mailing Address Darlene Arceneaux and Charles Allan
Birmingham, AL 35216 Morgan, Jr.

Property Address 1028 S Riverchase Cove
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ 100.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 266,100.00



20150519000166310 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
05/19/2015 02:55:57 PM FILED/CERT

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 Tax records
☐ 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).

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 5-12-15

Print Frank Y. Johnson

☒ Unattested

Sign Frank Y. Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1