

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Christopher L. Trice and Racheal B. Trice
281 Twelve Oaks Circle
Chelsea, AL 35043

WARRANTY DEED

20151215000428140

STATE OF ALABAMA

12/15/2015 02:13:17 PM

SHELBY COUNTY

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars (\$230,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kent Alan Upton, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher L. Trice and Racheal B. Trice (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 7, according to the Amended Map of Twelve Oaks Subdivision, as recorded in Map Book 15, Page 16, in the Probate Office of Shelby County, Alabama.

Note: This is not the homestead property of the Grantor as defined in the Code of Alabama Section 6-10-3.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Eighteen Thousand Five Hundred And No/100 Dollars (\$218,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 30, 2015.



Kent Alan Upton

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal on 30th day of September, 2015.



Notary Public
My commission expires:



20151215000428140 12/15/2015 02:13:17 PM DEEDS 2/2

Grantor's Name Kent Alan Upton
Mailing Address 281 Twelve Oaks Circle
Chelsea, AL 35043

Grantee's Name Christopher L Trice and Racheal B Trice
Mailing Address _____

Property Address 281 Twelve Oaks Circle
Chelsea, AL 35043

Date of Sale September 30, 2015
Total Purchase Price \$230,000.00
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)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other: _____

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 - Kent Alan Upton, 281 Twelve Oaks Circle, Chelsea, AL 35043.

Grantee's name and mailing address - Christopher L Trice and Racheal B Trice, , .

Property address - 281 Twelve Oaks Circle, Chelsea, AL 35043

Date of Sale - September 30, 2015.

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: September 30, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2015 02:13:17 PM
\$28.50 CHERRY
20151215000428140

