

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**



20160513000164980 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/13/2016 01:51:30 PM FILED/CERT

### **STATE OF ALABAMA**

### **SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of Betty S. Loggins, deceased, in accordance with her will probated in Case No. PR-2015-000249 in the Probate Court of Shelby County, Alabama, the undersigned William Terry Rice, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey unto William Terry Rice (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24 North, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road; turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet; turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 137.17 ft.; turn left an angle of 18 deg. 55 min, along said centerline a distance of 153.23 feet; turn right an angle of 13 deg. 09 min. along said centerline a distance of 271.76 feet; turn left an angle of 19 deg. 09 min, along said centerline of easement a distance of 52.22 feet; turn right an angle of 125 deg. 55 min. a distance of 202.26 feet to point "E", said point being on the 397.0 feet contour; turn right and run northeasterly along the meanderings of the 397.0 feet contour to the head of the slough; thence continue along the meanderings of the 397.0 feet contour southwesterly to point "F" on the property line, being the 397.0 feet contour; point "F" is more particularly located by the following description: from said 202.26 foot course turn right an angle of 3 deg. 15 min. a distance of 282.28 feet across said slough to point "F" being a point on the West line of aforesaid SW 1/4 of NW 1/4; turn right an angle of 84 deg. 27 min, along said West line a distance of 543.84 feet; thence run East a distance of 307 ft., more or less, to the point of beginning.

Also, a non-exclusive easement of a uniform width of 15 ft. along each side of the East line of Lot 7, according to map of "Rice Acres, Sector Two", as recorded in the Probate Office of Shelby County, Alabama, Map Book 5, page 87, and along a uniform width of 15 ft. along each side of the East line of the following described parcel:

Begin at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24 North, Range 16 East for point of beginning; thence run East along the North

line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road; turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet; turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet; thence run West a distance of 302 feet, more or less, to a point on the West line of said quarter-quarter section which is 213.00 ft. South of the point of beginning; thence run North along the West line of said quarter-quarter section a distance of 213.00 ft. to the point of beginning, containing 1 1/2 acres, more or less,

and along a uniform width of 15 ft. east of and parallel with the east line of the above described property, such easement to provide ingress and egress to and from the above described property and Old House Road, which is a public street in said Rice Acres, Sector Two Subdivision.

Subject to a non-exclusive easement of a uniform width of 15 ft. along the West side of the East line of the above described parcel which is conveyed to the grantee herein, said easement to provide ingress and egress to and from other property and said Old House Road.

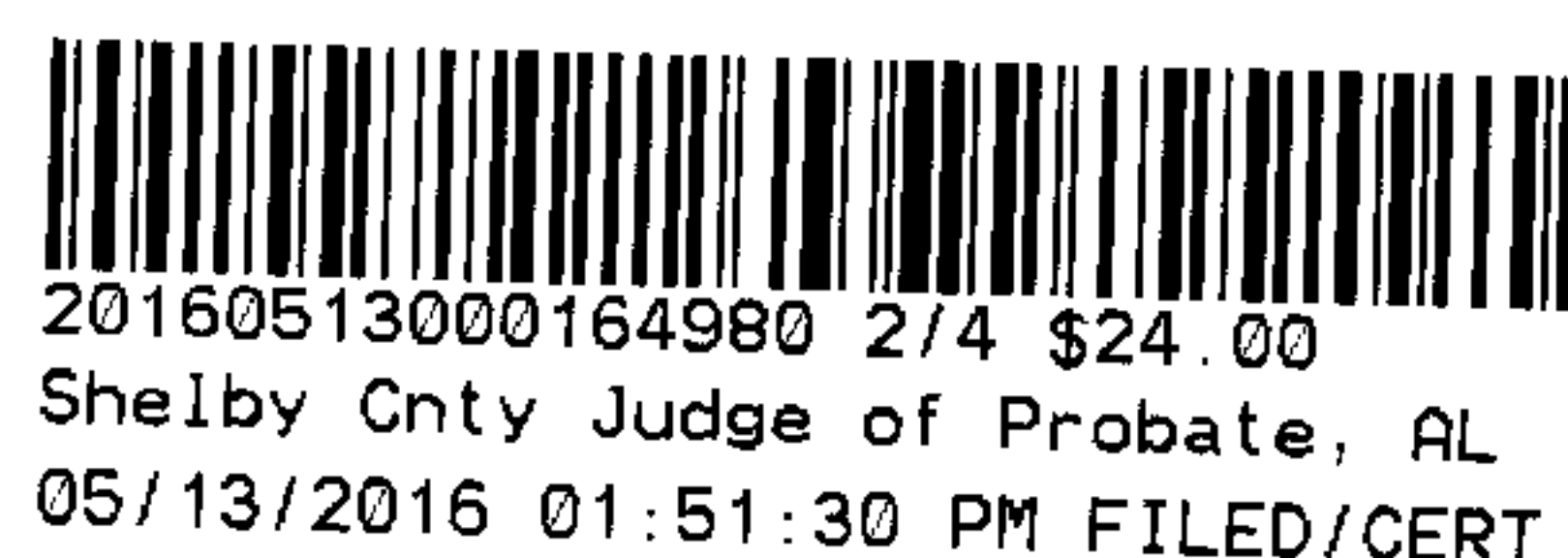
THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY the following described property conveyed in deed recorded as Instrument # 20050427000201320 in the Probate Office of Shelby County, Alabama:

A parcel of land situated in the Northwest 1/4 of Section 18, Township 24 North, Range 16 East and being more particularly described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 18; thence North 90 deg. 00 min. 00 sec. East a distance of 311.98 feet; thence South 05 deg. 31 min. 00 sec. West a distance of 193.75 feet; thence South 09 deg. 13 min. 00 sec. East a distance of 156.17 feet; thence South 28 deg. 08 min. 00 sec. East a distance of 88.25 feet to the Point of Beginning; thence South 28 deg. 08 min. 00 sec. East a distance of 64.98 feet; thence South 14 deg. 59 min. 00 sec. East a distance of 133.51 feet; thence South 14 deg. 59 min. 00 sec. East a distance of 12.33 feet; thence South 74 deg. 23 min. 35 sec. West a distance of 112.70 feet to a point on the 397.0 foot contour; thence North 09 deg. 06 min. 27 sec. West along said contour a distance of 36.67 feet; thence North 46 deg. 27 min. 11 sec. West along said contour a distance of 39.09 feet; thence South 74 deg. 17 min. 54 sec. West along said contour a distance of 37.77 feet; thence South 47 deg. 21 min. 09 sec. West along said contour a distance of 39.90 feet; thence North 05 deg. 52 min. 32 sec. West and leaving the 397.0 foot contour a distance of 103.31 feet; thence North 53 deg. 40 min. 33 sec. East a distance of 124.42 feet; thence North 62 deg. 33 min. 33 sec. East a distance of 56.77 feet to the Point of Beginning. Subject to a 30 foot ingress, egress and utility easement for Paradise Circle. Lying and being situated in Shelby County, Alabama.

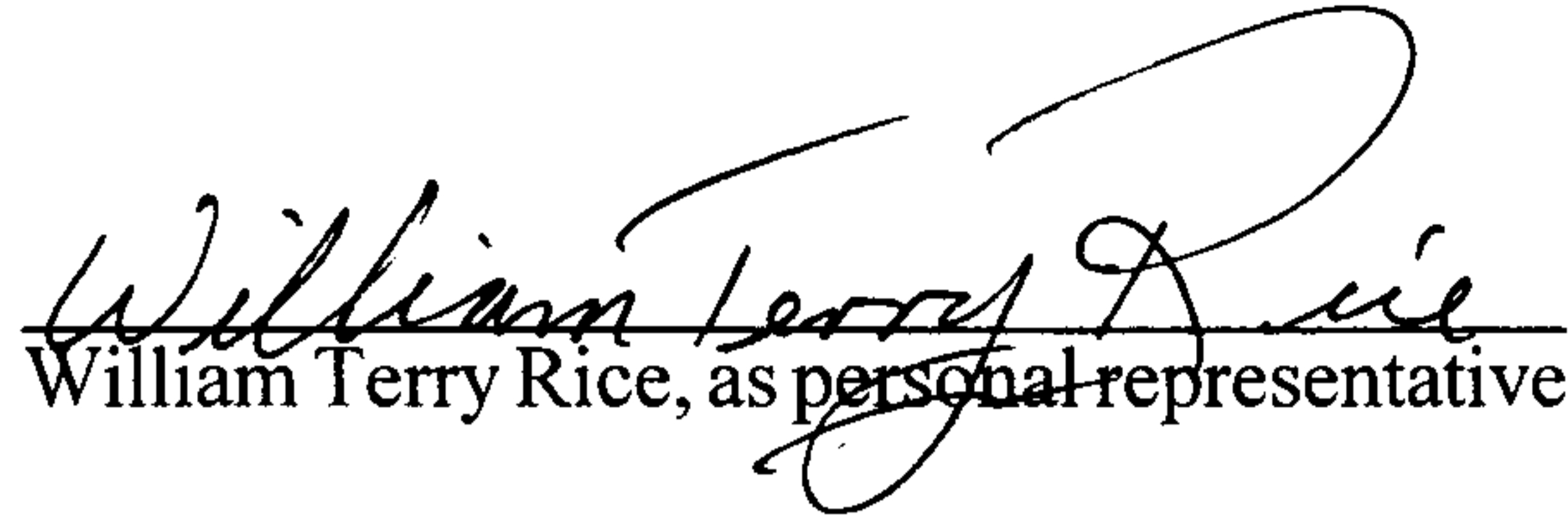
THERE IS ALSO EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY the following described property conveyed in deed recorded as Instrument # 20070104000003670 in the Probate Office of Shelby County, Alabama:

Lot 1, according to the Survey of Loggins Addition to Lay Lake, as recorded in Map Book 37, Page 150, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.



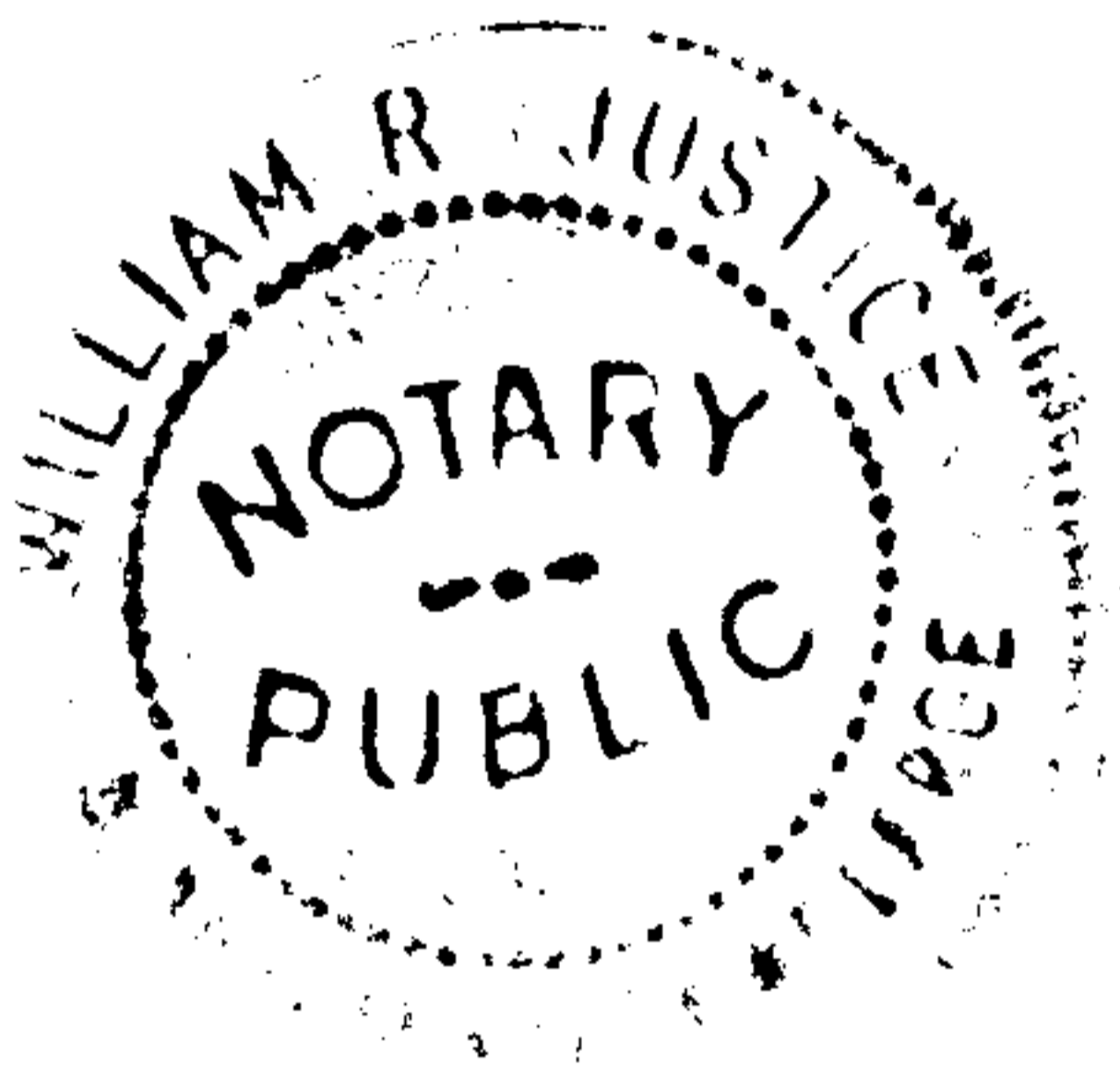
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
13<sup>th</sup> day of May, 2016.

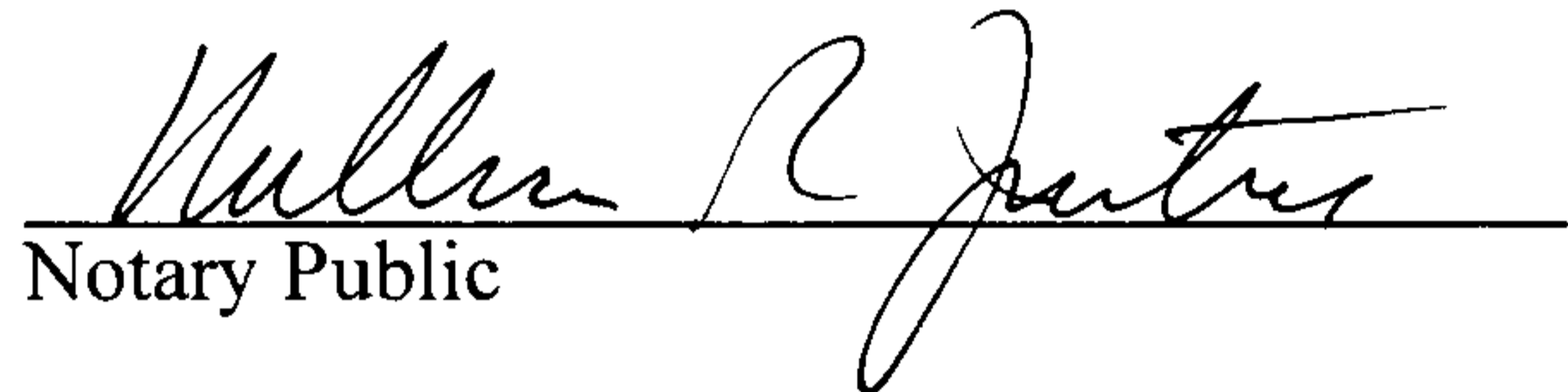
  
William Terry Rice, as personal representative


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Terry Rice, whose name as personal representative of the estate of Betty S. Loggins, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of May, 2016.



  
Notary Public

  
20160513000164980 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/13/2016 01:51:30 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Estate of Betty S. Loggins  
Mailing Address 101 Island Circle  
Shelby, AL 35143

Grantee's Name William Terry Rice  
Mailing Address 101 Island Circle  
Shelby, AL 35143

Property Address 126 Paradise Circle  
Shelby, AL 35143

Date of Sale 5-13-16  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 133,740

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 - 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 5-13-16

Print William R. Justice

☐ Unattested

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

