

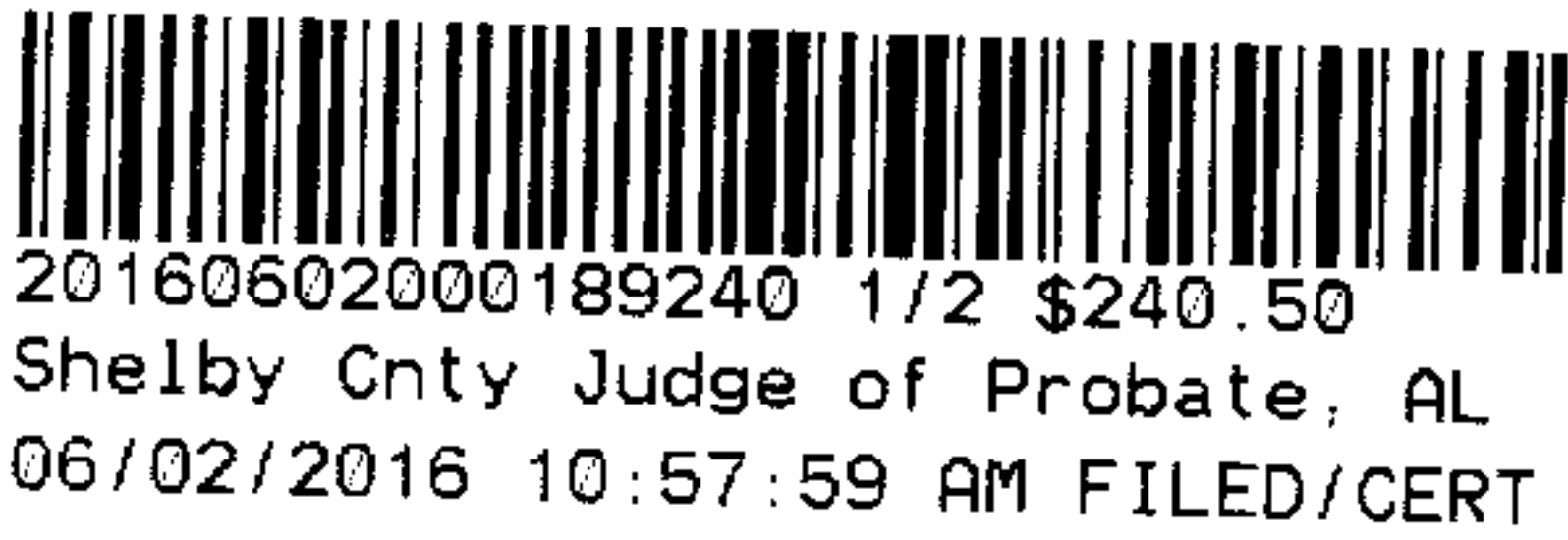
THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
The Rice Living Trust

360 Talon Drive
Birmingham, AL 35242

WARRANTY DEED



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

That in consideration of Two hundred twenty three thousand, one hundred and 00/100 (\$223,100.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David M. Wells and wife, Janette S. Wells (herein referred to as grantors) do grant, bargain, sell and convey unto the Rice Living Trust dated July 25, 2013, Johnny A. Rice and Linda W. Rice, Trustees (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 213, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 1, as recorded in Map Book 18, page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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 June 1, 2016



David M. Wells (SEAL)

Shelby County, AL 06/02/2016
State of Alabama
Deed Tax:\$223.50

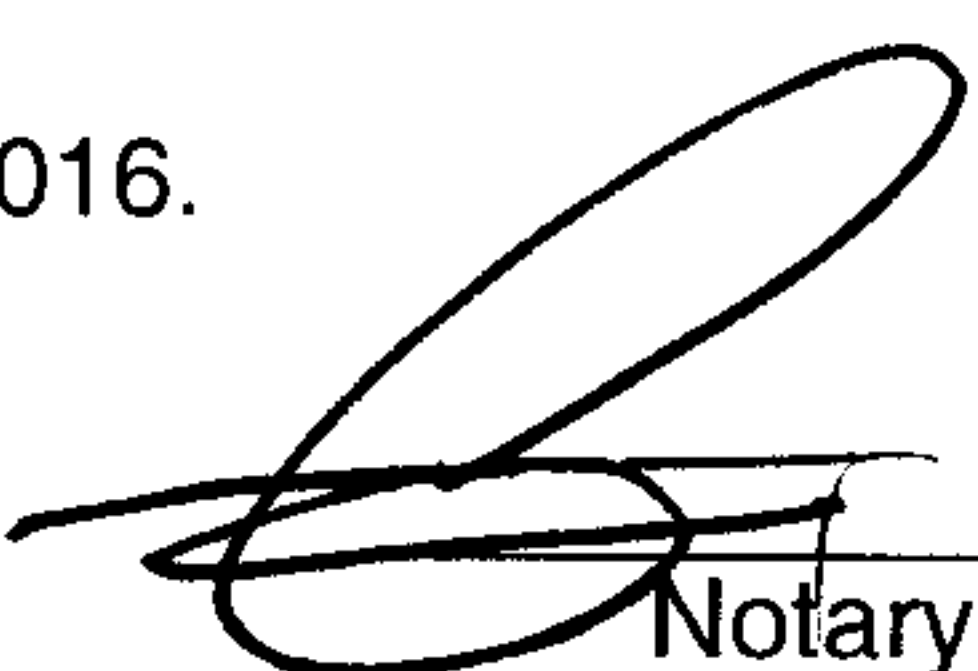


Janette S. Wells (SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

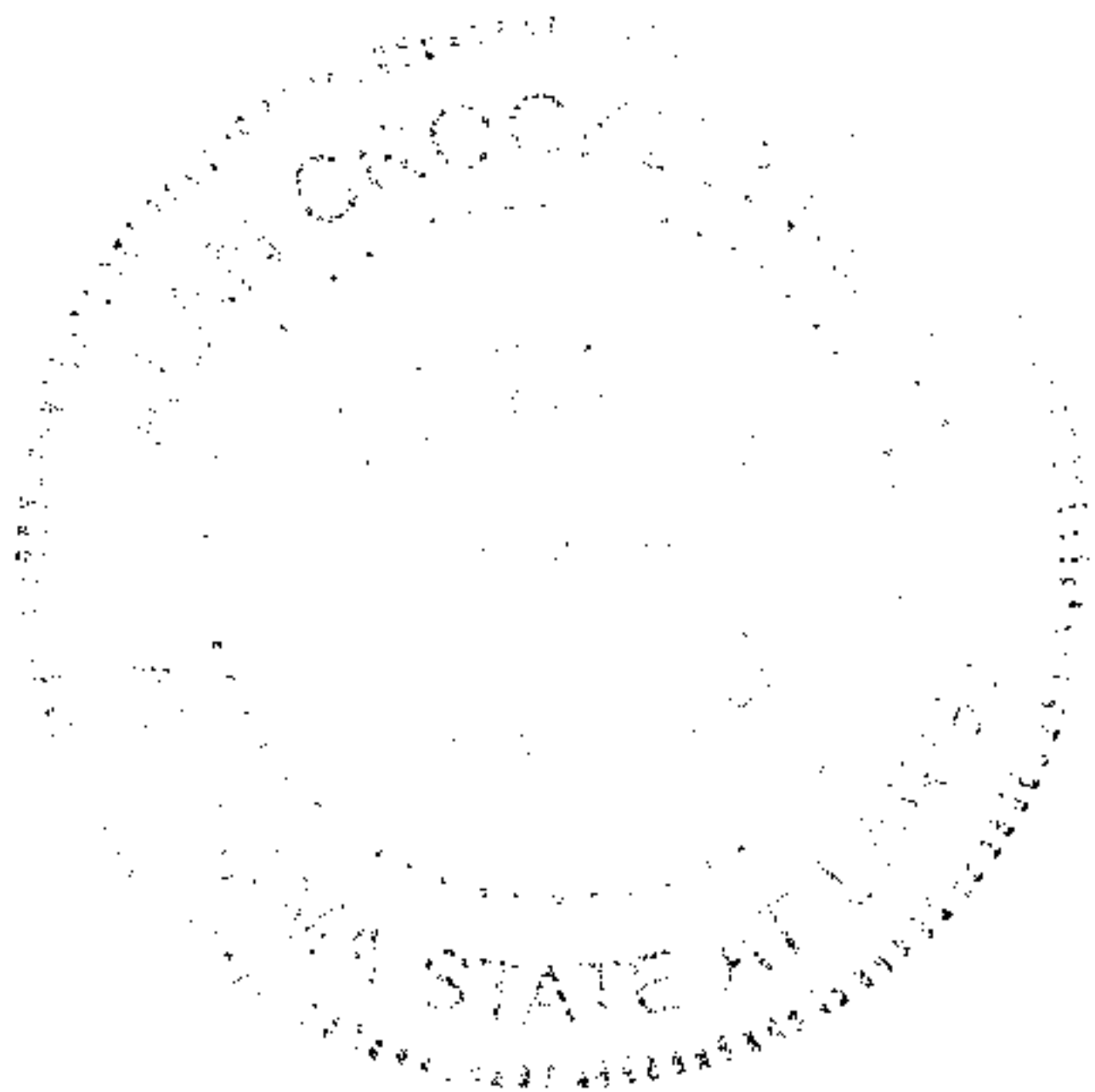
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that David M. Wells and wife, Janette S. Wells, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 1 day of June, 2016.



Notary Public

My commission expires: March 14, 2020



Real Estate Sales Validation Form

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

Grantor's name: David & Janette Wells
Mailing address: 1634A Montgomery Hwy, B'ham

Property address: 360 Talon Drive, Birmingham, AL,
35242

Grantee's Name: Rice Living Trust
Mailing address: 360 Talon Drive, Birmingham,
AL 35242

Date of Sale: June_1_, 2016
Total Purchase Price: \$223,100.00

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 value: _____


20160602000189240 2/2 \$240.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:57:59 AM FILED/CERT

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: June_1_, 2016

Print name: Alan Keith

☒ Unattested
(Verified by)
One)

Sign: 
Grantor, Grantee or Closing agent (Circle)