

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

RICHARD KYLE SMITH  
3491 WILDEWOOD DRIVE  
PELHAM, ALABAMA 35124

**WARRANTY DEED**

**STATE OF ALABAMA)**

**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Two Thousand and 00/100 Dollars (\$102,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JOHN MATTHEW HART, as Personal Representative of the Estate of William K. Bice, deceased, (SHELBY County, Alabama Case No. PR-2016-000081) AND JULIE BICE HART, DEVISEE, AND AMY BICE DE LA TORRE, DEVISEE, under the Estate of William K. Bice, deceased, (Shelby County, Alabama Case No. PR-2016-000081), (herein collectively referred to as "Grantor"), do grant, bargain, sell, and convey unto RICHARD KYLE SMITH (herein referred to as "Grantee"), all of its and their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 43, BLOCK 1, ACCORDING TO THE SURVEY OF WILDEWOOD VILLAGE, 5<sup>TH</sup> ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 165, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

\*\$104,193 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

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.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has hereunto set their hands and seals, this 24<sup>th</sup> day of AUGUST, 2016.

**20160826000308570  
08/26/2016 09:44:19 AM  
DEEDS 1/3**

John Matthew Hart PERSONAL REPRESENTATIVE  
JOHN MATTHEW HART, PERSONAL REPRESENTATIVE OF  
THE ESTATE OF WILLIAM K. BICE, DECEASED (SHELBY COUNTY, ALABAMA, CASE  
NO. PR-2016-000081)

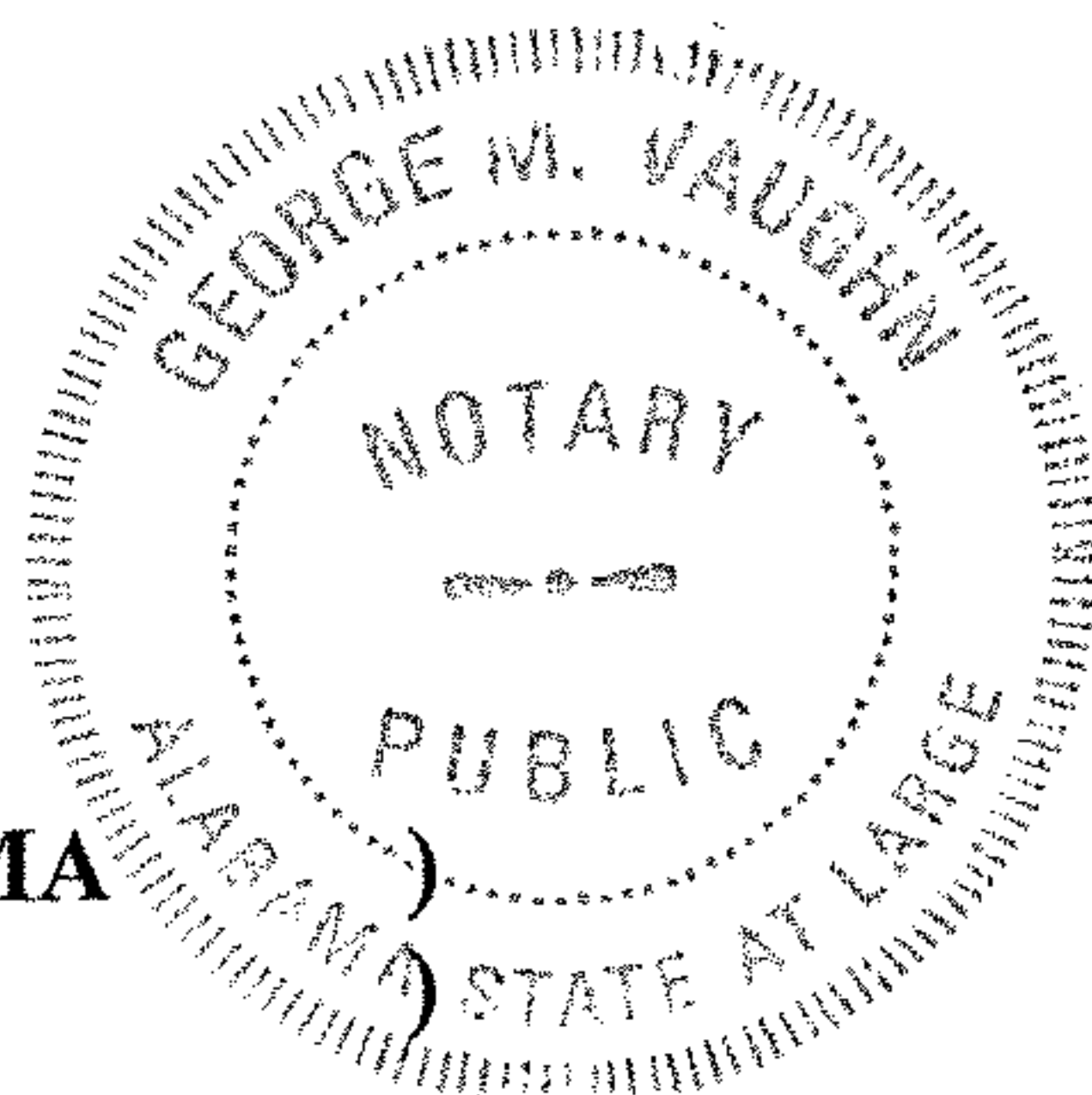
Julie Bice Hart  
JULIE BICE HART, DEVISEE UNDER THE ESTATE OF  
WILLIAM K. BICE, DECEASED (SHELBY COUNTY, ALABAMA, CASE NO. PR-2016-000081)

Amy Bice de la Torre  
AMY BICE DE LA TORRE, DEVISEE UNDER THE ESTATE OF  
WILLIAM K. BICE, DECEASED (SHELBY COUNTY, ALABAMA, CASE NO. PR-2016-000081)

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JOHN MATTHEW HART as PERSONAL REPRESENTATIVE of the Estate of WILLIAM K. BICE, 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, in his capacity as PERSONAL REPRESENTATIVE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of AUGUST, 2016.



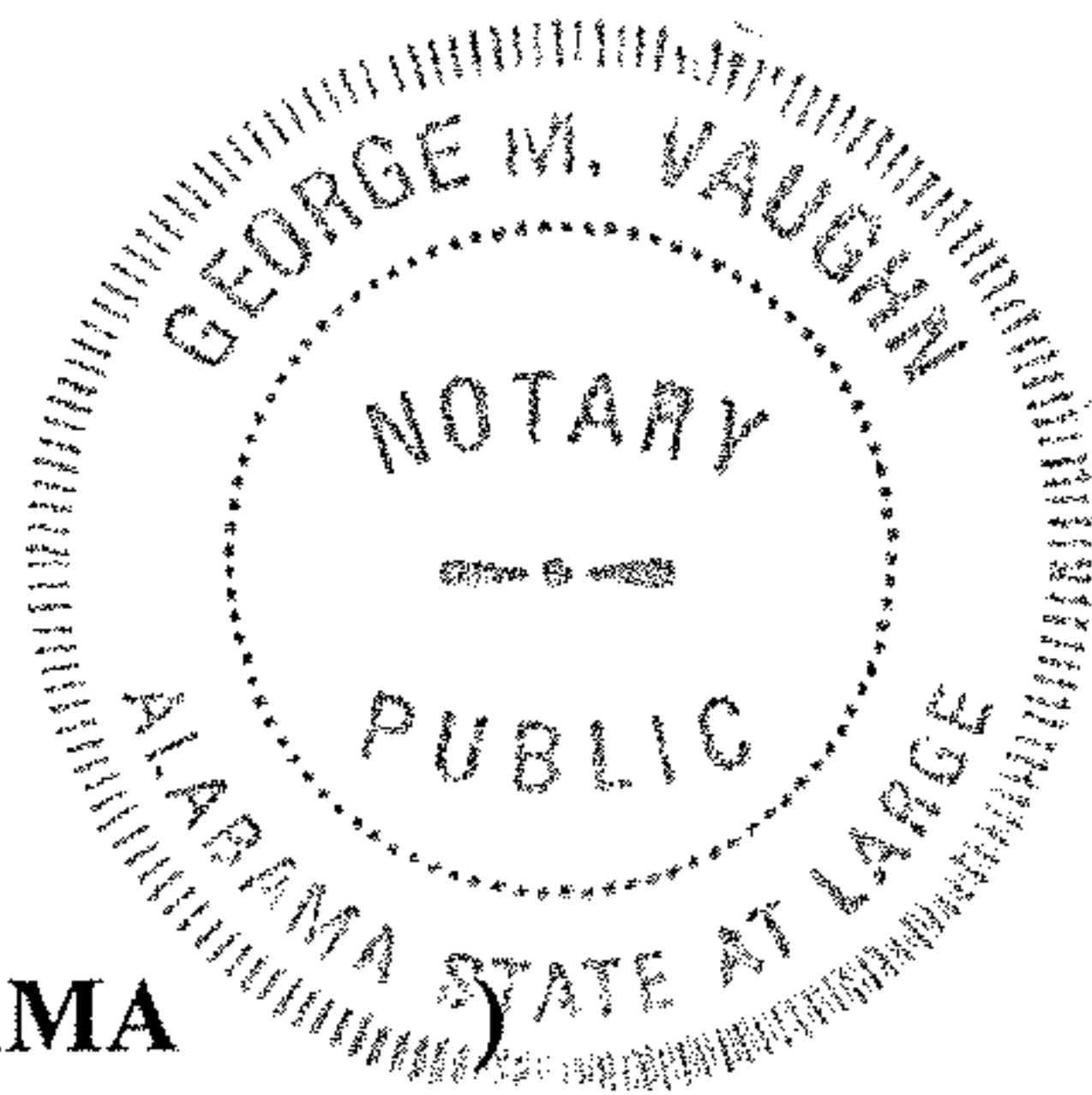
[Signature]  
Notary Public

My Commission  
Expires: 9/18/2017

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JULIE BICE HART as DEVISEE under the Estate of WILLIAM K. BICE, 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, she, in her capacity as DEVISEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of AUGUST, 2016.



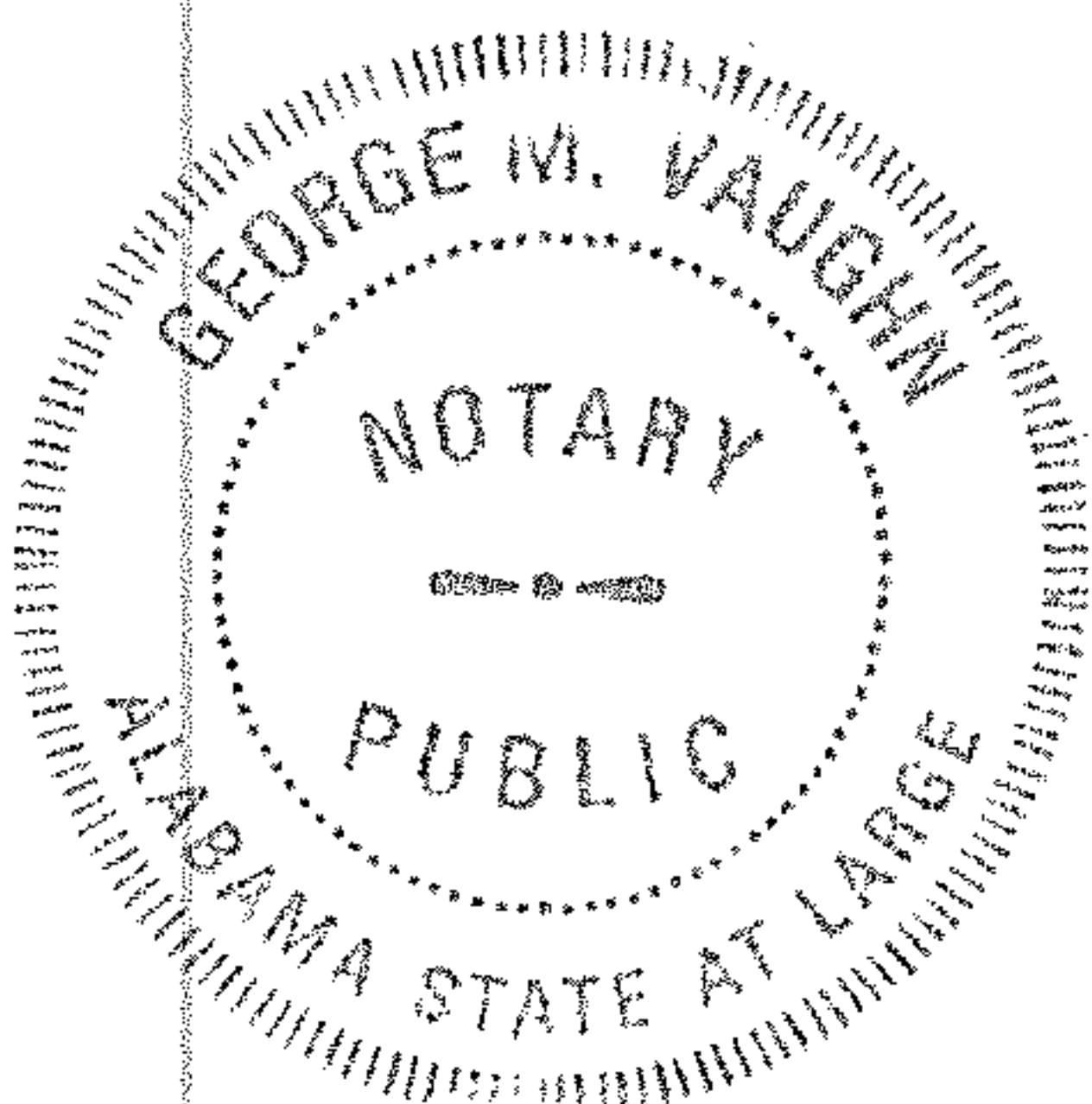
[Signature]  
Notary Public

My Commission  
Expires: 9/18/2017

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, AMY BICE DE LA TORRE as DEVISEE under the Estate of WILLIAM K. BICE, 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, she, in her capacity as DEVISEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of AUGUST, 2016.



[Signature]  
Notary Public

My Commission  
Expires: 9/18/2017



# Real Estate Sales Validation Form

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

Grantor's Name John Matthew Hart, PR  
 Mailing Address C/O George Vaughn  
300 Cahaba Park Circle Ste 100  
Birmingham AL 35242

Grantee's Name Richard Kyle Smith  
 Mailing Address 3491 Wildewood Drive  
Pelham AL 35127

Property Address 3491 Wildewood Drive  
Pelham AL 35127

Date of Sale 8/24/2016  
 Total Purchase Price \$ 100,000

or  
 Actual Value \$  
 or

Assessor's Market Value \$

20160826000308570 08/26/2016 09:44:19 AM DEEDS 3/3

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 8/24/2016

Print George M. Vaughn

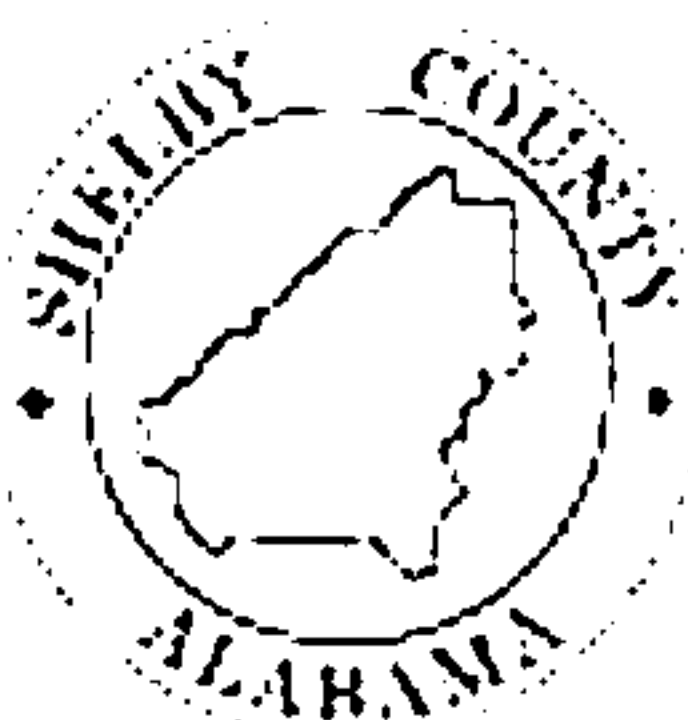
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/26/2016 09:44:19 AM  
 \$23.00 JESSICA  
 20160826000308570

*John Smith*