

WARRANTY DEED_{JOINT TENANTS WITH RIGHT OF SURVIVORSHIP}

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To: Michael L Rice and Carmen
Rice
1714 Mountain Laurel Lane
Hoover Al 35244

Presents:

THAT IN CONSIDERATION OF One Hundred Eight Nine Thousand and no/100 Dollars (\$189,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Clarice C Boothe, a widow woman (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Michael L Rice and Carmen Rice (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

Lot 58, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$179,500.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

Clarice C Boothe is the Surviving Grantee of that certain deed in Instruemnt #1998-48688 Billy Eugene Boothe died on 6-14-15

Clarice C Boothe is the same as Clarice Chism Boothe and Clarece Chism Boothe

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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 hand(s) and seal(s), this 30th day of August 2016.


20160901000317540 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
09/01/2016 10:37:58 AM FILED/CERT

Shelby County, AL 09/01/2016
State of Alabama
Deed Tax: \$9.50

Clarice C. Boothe by
Kelly Boothe Jackson,
her Attorney in Fact

Clarice C Boothe by Kelly Boothe Jackson, her Attorney in
Fact

STATE OF Alabama
County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Kelly Boothe Jackson as Attorney in Fact for Clarice C Boothe, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Kelly Boothe Jackson in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power said Power of Attorney for Clarice C Boothe on the day the same bears date .

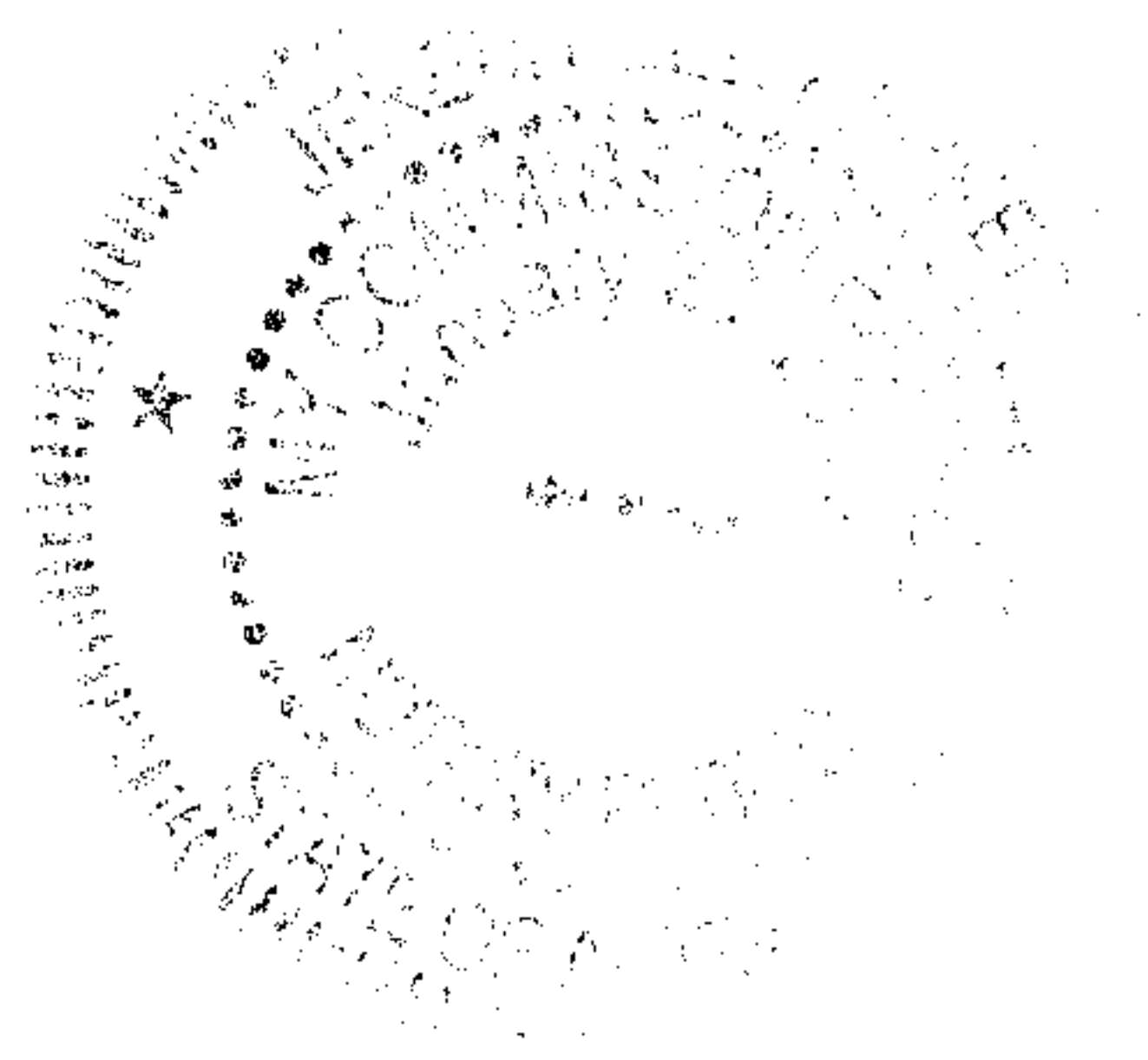
Given under my hand and official seal, this the 30th day of August , 2016 .

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Notary Public
My Commission Expires:

20160901000317540 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
09/01/2016 10:37:58 AM 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	<u>Clarice C Boothe</u>	Grantee's Name	<u>Michael L Rice</u>
Mailing Address	<u>1714 Mountain Laurel Lane</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>1714 Mountain Laurel Lane</u> <u>Hoover, AL 35244</u>
Property Address	<u>1714 Mountain Laurel Lane</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>August 30, 2016</u>
		Total Purchase Price	<u>\$189,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 August 30, 2016

☐ Unattested

(verified by)

Print

Sign:

Clarice C Boothe by
Dee Dee Boothe Jackson,
her Attorney in Fact
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

