

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-23255

Send Tax Notice To: Evelyn T. Stone
Michael E. Key
Carolyn S. Key

286 W. Highway 1
Alabaster, AL 35007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Randy L. Trice and Joyce A. Trice, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Evelyn T. Stone, Michael E. Key, and Carolyn S. Key**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama,; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 the 23rd day of September, 2016.

Randy L. Trice
Randy L. Trice

Joyce A. Trice
Joyce A. Trice

20160928000355540 1/3 \$281.00
Shelby Cnty Judge of Probate, AL
09/28/2016 12:52:35 PM FILED/CERT

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Randy L. Trice and Joyce A. Trice, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 2016.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 10-4-16

Shelby County, AL 09/28/2016
State of Alabama
Deed Tax: \$260.00

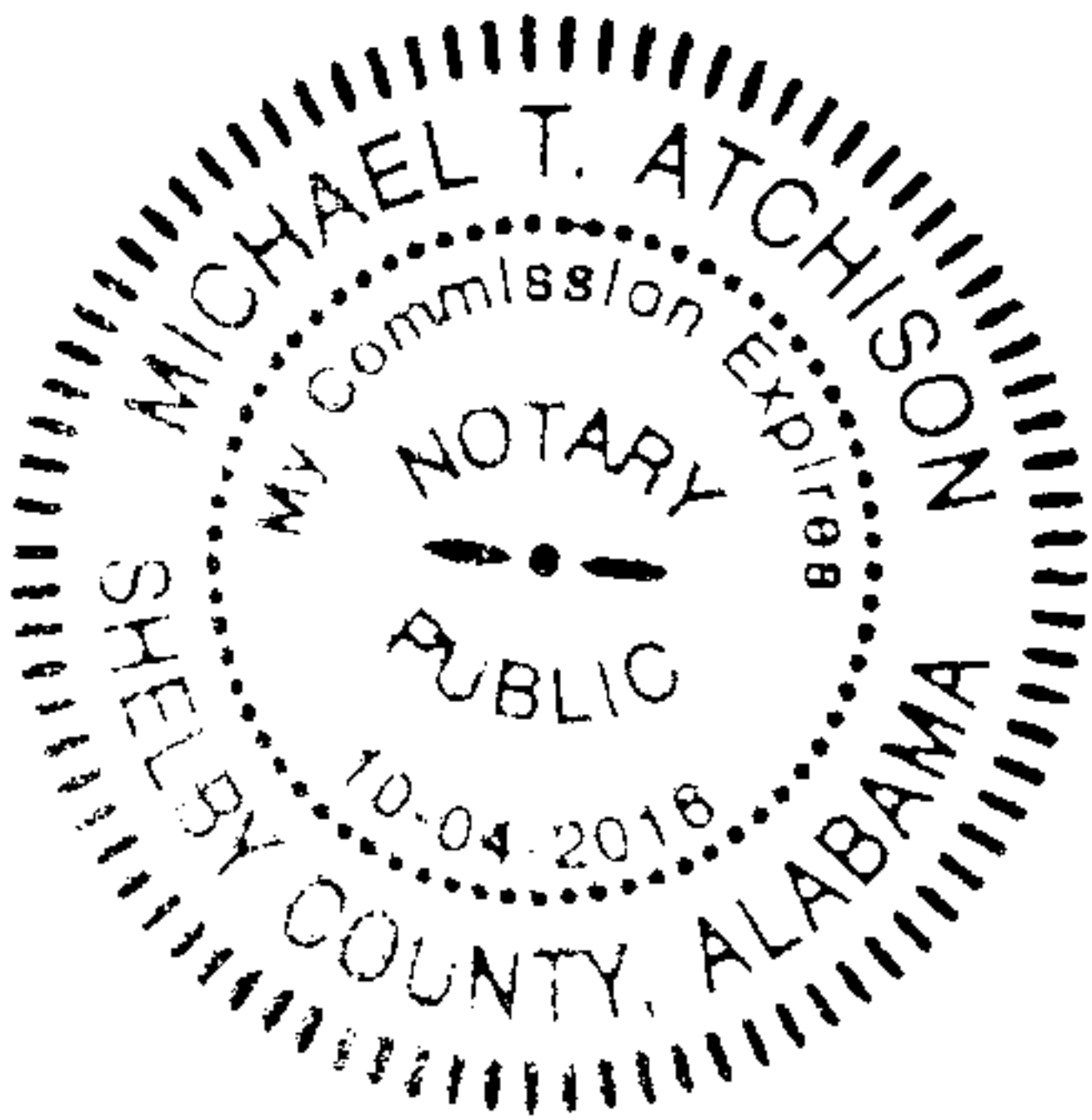


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Southwest 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a railroad rail in place, accepted as the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 00 degrees 50 minutes 25 seconds West a distance of 1258.54 feet to a 1/2-inch capped rebar set (stamped CA-615), said point being the point of beginning; from this beginning point continue North 00 degrees 50 minutes 25 seconds West a distance of 703.21 feet to a 1/2-inch rebar in place; thence North 00 degrees 57 minutes 55 seconds West a distance of 428.05 feet to a 1/2-inch capped rebar in place (stamped #11720); thence North 00 degrees 59 minutes 11 seconds West a distance of 225.58 feet to a railroad rail in place; thence North 89 degrees 05 minutes 40 seconds East a distance of 1370.61 feet to 1 1/2-inch open top pipe in place; thence North 86 degrees 21 minutes 16 seconds East a distance of 379.71 feet to a 1-inch solid iron in rock pile in place; thence South 00 degrees 50 minutes 14 seconds East a distance of 831.28 feet to a 1 1/2-inch open top pipe in rock pile in place; thence South 87 degrees 14 minutes 30 seconds West a distance of 418.13 feet to a 1 1/2-inch crimped pipe in place; thence South 00 degrees 41 minutes 21 seconds East a distance of 1336.44 feet to a 1/2-inch capped rebar set (stamped CA-615) on the Northerly right of way of Shelby County Highway No. 361; thence along said right of way with a curve turning to the left with an arc length of 203.07 feet with a radius of 427.15 feet, with a chord bearing of South 48 degrees 22 minutes 42 seconds West, with a chord length of 201.16 feet to an iron corner in asphalt located on the centerline of a 50-foot ingress and egress easement; thence, leaving said right of way, proceed along said easement North 51 degrees 41 minutes 15 seconds West a distance of 513.07 feet to a point; thence North 49 degrees 53 minutes 15 seconds West a distance of 438.00 feet to a point; thence North 54 degrees 44 minutes 45 seconds West a distance of 551.83 feet, back to the point of beginning.

Being the same property as Tract 2-A, Tract 3-A, and Tract 3-B, on the plat of A Resubdivision of Tracts 2 & 3 of Spring Creek Hills, as recorded in Map Book 18, at Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

According to survey of Kelvin L. Harris, RLS #29409, dated September 13, 2016.


2016092800035540 2/3 \$281.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Randy L. Trice
Joyce A. Trice
Mailing Address 5401 Cortez Circle
Pinson AL 35126
, AL
Property Address 0 County Road 361
Shelby, AL 35143

Grantee's Name Evelyn T. Stone
Michael E. Key
Carolyn S. Key
Mailing Address 286 Wilderness Trail
Alabaster, AL 35007
Date of Sale September 23, 2016
Total Purchase Price \$260,000.00
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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 22, 2016

Print Randy L. Trice

Unattested

Sign

Randy L. Trice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160928000355540 3/3 \$281.00
Shelby Cnty Judge of Probate, AL
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Form RT-1