

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Randy W. Bice

160 Tomlyn Rd
Montevallo AL 35115

20170202000040240 1/5 \$39.00
Shelby Cnty Judge of Probate, AL
02/02/2017 10:31:40 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED WITH RESERVATION OF
LIFE ESTATE IN FAVOR OF GRANTOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Thousand and 00/100 Dollars (\$6,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sandra F. Thrash, Donald R. Bice, Larry D. Bice, Randy W. Bice, Terry A. Bice, and Mark W. Bice, being the sole and exclusive heirs at law of Haskel R. Bice, a deceased person having died on or about the 9th day of November, 2016, AND Sara Bice, a deceased person having died on or about the 17th day of January, 2005, said deceased individuals being the grantees of record in Deed recorded at Book 207 Page 294, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Randy W. Bice, a single man, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in Shelby County, Alabama, to-wit:

That part of Lot 9A according to LE Shaw Survey and Map which is recorded in Map record 3 Page 49 in the office of the Judge of Probate of Shelby County, Alabama and described as follows: Begin at the Northerly-west corner of the JC Bice Lot and run in a Northerly direction along the right of way of the Southern Railway tract a distance of 210 feet, thence in an Easterly direction 210 feet, thence in a Southerly direction 210 feet, thence in a Westerly direction to the East right of way of the said Southern Railway Tract 210 feet to the point of beginning, containing One acre more or less and situated in the Northeast Quarter of Section 19, Township 22 Range 3 West.

Said property being all real estate currently held in the name of the deceased grantors. This property is not homestead property for any of the heirs at law.

Subject to all items of record. See Attached Affidavits marked Exhibit A+B.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, subject to the reservations herein, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 4th day of January, 2017.

GRANTOR

Sandra F Thrash (L.S.)
Sandra F. Thrash, heir at law of Haskel
R. Bice and Sara Bice, Deceased

Shelby County, AL 02/02/2017
State of Alabama
Deed Tax: \$6.00

Donald R Bice (L.S.)
Donald R. Bice, heir at law of Haskel
R. Bice and Sara Bice, Deceased

Larry D Bice (L.S.)
Larry D. Bice, heir at law of Haskel
R. Bice and Sara Bice

Randy W. Bice (L.S.)
Randy W. Bice, heir at law of Haskel
R. Bice and Sara Bice, Deceased

Terry A Bice (L.S.)
Terry A. Bice, heir at law of Haskel R.
Bice and Sara Bice, Deceased

Mark W. Bice (L.S.)
Mark W. Bice, heirs at law of Haskel R.
Bice and Sara Bice, Deceased

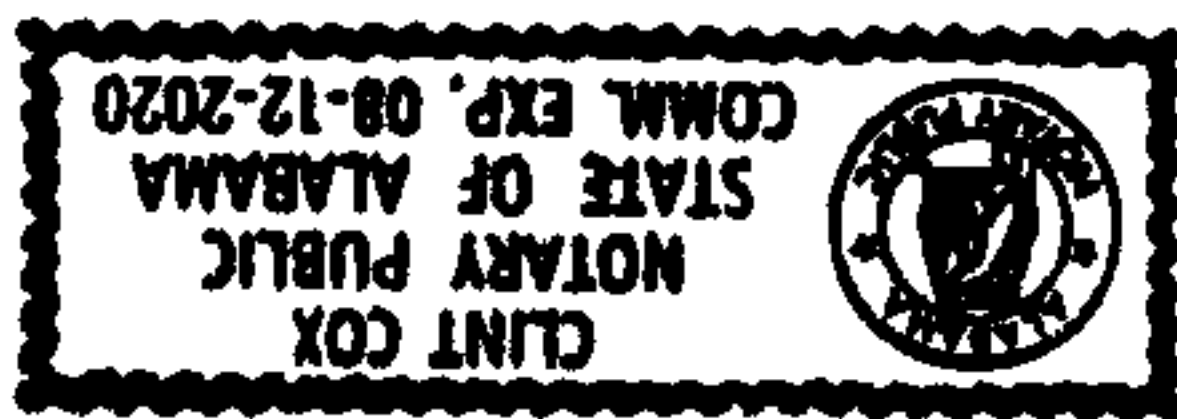
20170202000040240 2/5 \$39.00
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STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Clinton Justin Cox, a Notary Public for the State at Large, hereby certify
that the above posted names, Sandra F. Thrash, which is signed to the foregoing Deed, who
is known to me, acknowledged before me on this day that, being informed of the contents of
the Deed, that said person executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of
January 2017, 2010.



Clinton Justin Cox
NOTARY PUBLIC
My Commission Expires: 8-12-2020

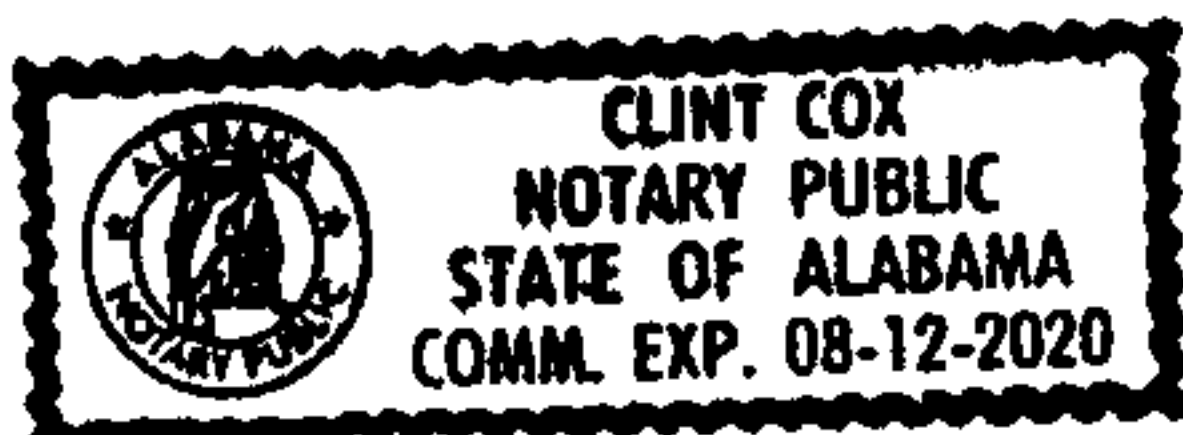


STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Clinton Justin Cox, a Notary Public for the State at Large, hereby certify
that the above posted names, Donald R. Bice, which is signed to the foregoing Deed, who
is known to me, acknowledged before me on this day that, being informed of the contents of
the Deed, that said person executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 3rd day of
January, 2010. 2017



Clinton Justin Cox
NOTARY PUBLIC
My Commission Expires: 8-12-2020

Exhibit A

Affidavit


My name is Mary Ann Barnett and I am over the age of nineteen (19) years of age and have personal knowledge as follows: I reside at 130 Ensign Rd Monticello AL 35115 and I knew both Haskell Bice and his wife Sara Bice. As husband and wife, they had six (6) children, namely Sandra Bice Thrash, Donald Bice, Larry Bice, Randy Bice, Terry Bice, and Mark Bice. Mrs. Sara Bice died on or about January 17, 2005 and she was survived by her aforementioned husband and each of the six children. Thereafter, Haskell Bice died on November 9, 2016. Similarly, he was survived by the six children identified herein. There were no other children of Haskell Bice or Sara Bice, living or dead. I am uncertain of whether either Haskell Bice or Sara Bice left a Last Will and Testament. To my knowledge there are no other next of kin other than those named herein.

Mary Ann Barnett
Mary Ann Barnett

Sworn to and subscribed before me on this the 30 day of December, 2016.

Alicia D. Reedy
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES 7-27-2020


20170202000040240 3/5 \$39.00
Shelby Cnty Judge of Probate, AL
02/02/2017 10:31:40 AM FILED/CERT

Affidavit

My name is Evelyn Belcher and I am over the age of nineteen (19) years of age and have personal knowledge as follows: I reside at 760-18th St. Calera AL 35040 and I knew both Haskell Bice and his wife Sara Bice. As husband and wife, they had six (6) children, namely Sandra Bice Thrash, Donald Bice, Larry Bice, Randy Bice, Terry Bice, and Mark Bice. Mrs. Sara Bice died on or about January 17, 2005 and she was survived by her aforementioned husband and each of the six children. Thereafter, Haskell Bice died on November 9, 2016. Similarly, he was survived by the six children identified herein. There were no other children of Haskell Bice or Sara Bice, living or dead. I am uncertain of whether either Haskell Bice or Sara Bice left a Last Will and Testament. To my knowledge there are no other next of kin other than those named herein.

Evelyn Belcher
Evelyn Belcher


Sworn to and subscribed before me on this the 3 day of January, 2017.
2016.

May 22

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 10, 2020


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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 Heirs of Harker R. Bice
Mailing Address 160 Tomlyn Rd
Montevallo AL
35115

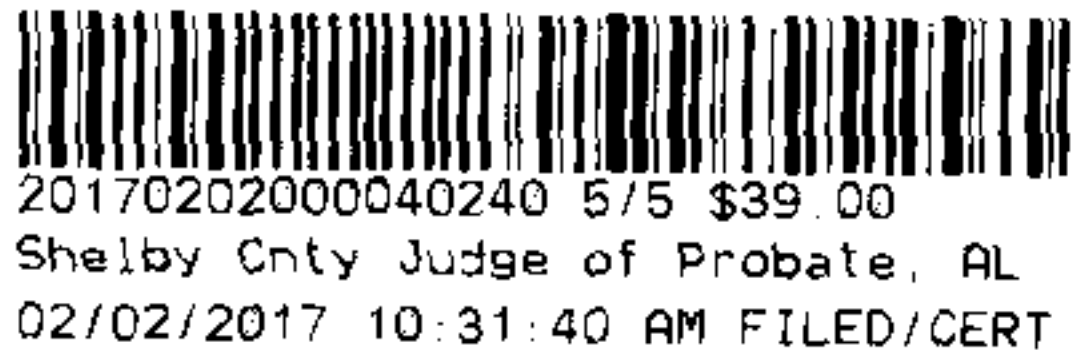
Grantee's Name Randy W. Bice
Mailing Address 160 Tomlyn Rd
Montevallo AL

Property Address 160 Tomlyn Rd
Montevallo AL 35115

Date of Sale 1/4/17
Total Purchase Price \$ 6000

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other Purchase from estate/heirs

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 1/4/17

Unattested

(verified by)

Print [Signature]

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1