



20170316000088340 1/4 \$39.50  
Shelby Cnty Judge of Probate, AL  
03/16/2017 08:15:16 AM FILED/CERT

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Matthew Miranda Dicen and Kim Dicen  
6236 Cahaba Valley Road  
Birmingham, Alabama 35242

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **THREE HUNDRED NINE THOUSAND AND NO/100 (\$309,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JAMES F. FLOYD, JR. and SHANNON FLOYD, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **MATTHEW MIRANDA DICEN and KIM DICEN**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

PARCEL 1: A parcel of land situated in the Northeast ¼ of the Southeast ¼ of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: From the Eastern most corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7, Page 145; run thence along the Southeast line of Lot 5, of said Block 1, in a Northeasterly direction for a distance of 92.01 feet to the point of beginning of the parcel herein described; thence continue along the same course as before, along said Southeast line of Lots 5 and 6, Block 1, for a distance of 157.0 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a Southeasterly directions for a distance of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a Southwesterly direction for a distance of 179.91 feet to a point on a curve, said curve having a radius of 50.0 feet and a central angle of 103 degrees 00 minutes and being concave Southward with the previous call forming an interior angle of 138 degrees 31 minutes 10 seconds with the radius; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 89.88 feet; thence run in a Northerly direction for a distance of 186.15 feet to the point of beginning, said call forming an interior angle of 148 degrees 57 minutes 21 seconds with the radius of the previous curve. And an easement for ingress and egress which lies 10 feet to either side of a centerline which is more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, at Map Book 7, on Page 145, run thence along the Southeast line of Lots 5 and 6, of said Block 1, in Northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a Southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a Southeasterly direction for a distance of 107.21 feet to the point of beginning of the center line herein described; thence turn an angle of 90 degrees 00 minutes to the left and run East for a distance of 51.49 feet; thence turn an angle of 59 degrees 31 minutes 32 seconds to the right and run Southeast for a distance

of 187.99 feet; thence turn an angle of 28 degrees 06 minutes 23 seconds to the right and run Southwest for a distance of 140.62 feet; thence turn an angle of 27 degrees 30 minutes 16 seconds to the left and run South for a distance of 33.49 feet, more or less to the Northwest right of way line of Alabama Highway No. 119; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Parcel II: A part of Lot 4, Meadow Look as recorded in the Office of the Judge of Probate of Shelby County in Map Book 9, on Page 129, and a portion of acreage lying adjacent to and immediately northeast of said portion of Lot 4, all of which being more particularly described as follows: Beginning at the most Northerly corner of Lot 4, Meadow Look run in a southeasterly direction along the West line of said Lot 4 for a distance of 179.91 feet to an existing iron pin thence turn an angle to the left of 111 degrees, 13 minutes, 58 seconds and run in a northeasterly direction for a distance of 97.13 feet to an existing iron pin; thence turn an angle to the left of 100 degrees, 47 minutes 34 seconds and run in a northwesterly direction for a distance of 170.72 feet; more or less, to the point of beginning.

Parcel III: Part of Lot 4, Meadow Look, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 129, being more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 145, run thence along the southeast line of Lot 5 of said Block 1 in a northeasterly direction for a distance of 92.01 feet; thence turn an angle to the right of 137 degrees, 11 minutes, 04 seconds and run in a southeasterly direction for a distance of 186.15 to the point of beginning, said point being on a curve having a radius of 50.0 feet and a central angle of 103 degrees, 00 minutes and being concave southward with the previous call forming an interior angle of 148 degrees, 57 minutes, 21 seconds with the radius; thence run in a northeasterly to southeasterly direction along the arc of said curve for a distance of 89.88 feet; thence turn an angle to the right and run in a southwesterly direction for a distance of 78.26 feet, more or less, to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 7, Page 145 and Map 9, Page 129.
7. Building setback line of 35 feet reserved from North Broken Bow Drive as shown by plat.
8. Public Utility easements as shown by recorded plat, including 7.5 foot easement on the Southwesterly and a 10 foot easement on the Southeasterly.
9. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 30, Page 957 and amended by Misc. Book 46, Page 324
10. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 271, Page 546.
11. Easement to South Central Bell as shown by instrument recorded in Deed Book 320, Page 916 and Deed Book 338, Page 935.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 81, Page 171.



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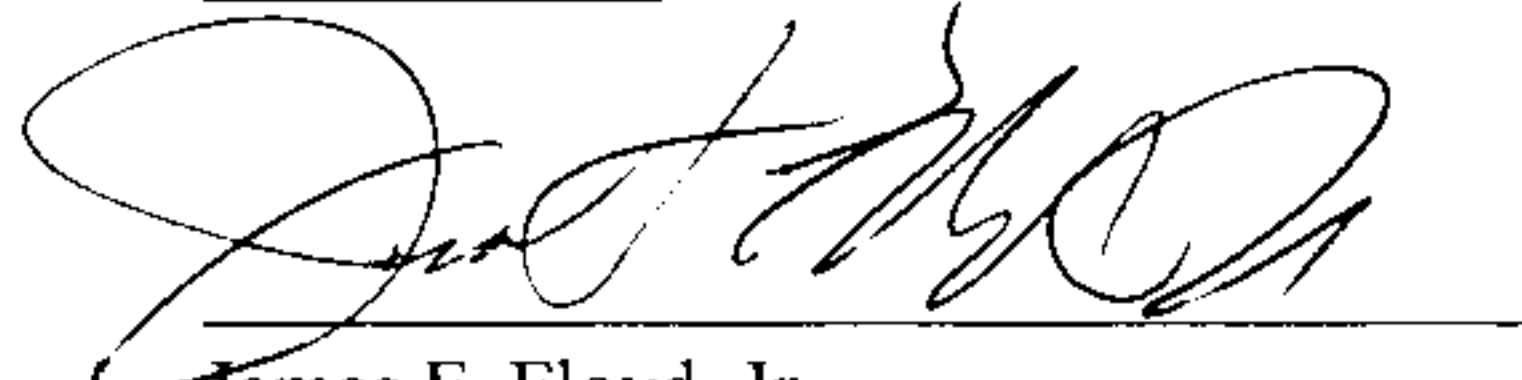
13. Restrictive Covenants to Meadow Look subdivision filed for record in Book 056, Page 693 in the Probate Office of Shelby County, Alabama.

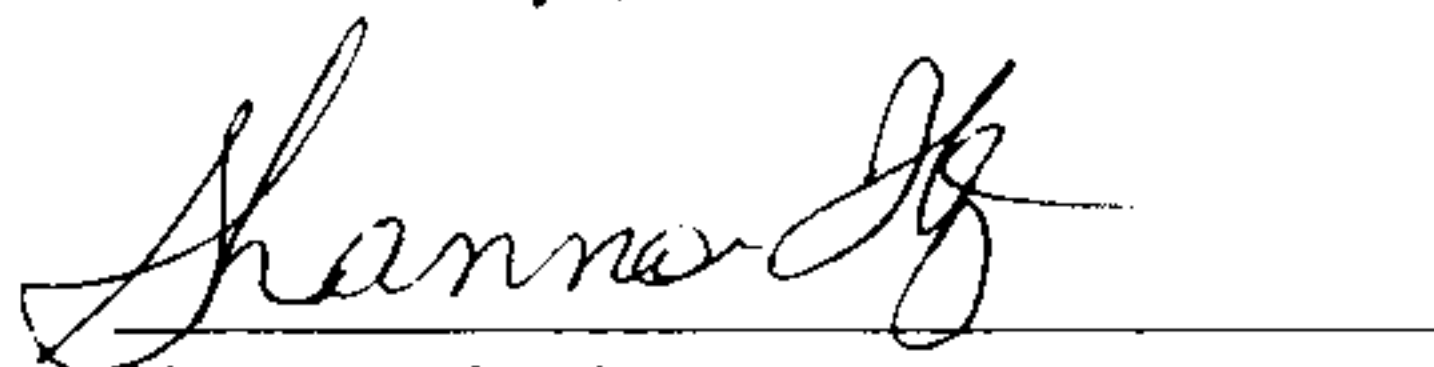
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.


**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 14, 2017.

**GRANTORS:**

  
James F. Floyd, Jr.

  
Shannon Floyd

  
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**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James F. Floyd, Jr. and Shannon Floyd, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James F. Floyd, Jr. and Shannon Floyd each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 14, 2017.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]



# Real Estate Sales Validation Form

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

Grantor's Name James F. Floyd, Jr.  
Mailing Address Shannon Floyd  
6236 Cahaba Valley Road  
Birmingham, AL 35242

Grantee's Name Matthew Miranda Dicen  
Mailing Address Kim Dicen  
6236 Cahaba Valley Road  
Birmingham, AL 35242

Property Address 6236 Cahaba Valley Road  
Birmingham, AL 35242

Date of Sale 3/14/17  
Total Purchase Price \$ 309,000.00  
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  
☐ 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 3/14/17

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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