

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:

Steven W. Brown and Brenda Brown
4700 Eagle Wood Court
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 TWENTY FIVE THOUSAND AND NO/100 (\$325,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JEFFREY S. TICE and JESSICA T. TICE, 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, **STEVEN W. BROWN and BRENDA BROWN**, (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:

Lot 16, according to the Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 14, Page 114.
7. Restrictions and covenants appearing of record in Real 329, Page 434, and Real 350, Page 775.
8. Notice to the insured is hereby given that the recorded subdivision map, as recorded in Map Book 14, Page 114, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.
9. Right-of-way granted to Alabama Power Company recorded in Deed Book 111, Page 408.
10. By-Laws of Eagle Point Homeowners Association recorded in Inst. No. 1996-33773

- 11. Easements as reserved in Deed Book 290, Page 842.
- 12. Right of way to Shelby County as recorded in Deed Book 95, Page 503.

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 August 16, 2017.

GRANTORS:

Jeffrey S. Tice
Jeffrey S. Tice

Jessica T. Tice
Jessica T. Tice


20170821000302370 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
08/21/2017 09:29:11 AM FILED/CERT

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jeffrey S. Tice and Jessica T. Tice, 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, Jeffrey S. Tice and Jessica T. Tice 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 August 16, 2017.

Argent Steele Jr.
Argent Steele Jr., Notary Public

My Commission Expires: 07/30/2021

[Affix Seal Here]

ARGENT STEELE JR.
Notary Public, Fulton County, Georgia
My Commission Expires July 30, 2021

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey S. Tice
Mailing Address Jessica T. Tice
4700 Eagle Wood Court
Birmingham, AL 35242

Grantee's Name Steven W. Brown
Mailing Address Brenda Brown
4700 Eagle Wood Court
Birmingham, AL 35242

Property Address 4700 Eagle Wood Court
Birmingham, AL 35242

Date of Sale 8/18/17
Total Purchase Price \$ 325,000.00
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



20170821000302370 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
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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 8/18/17

Print C. Ryan Sparks

Unattested

(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one