

Prepared by:
Michael D. Brymer
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20184673

Send Tax Notice To:
Clifford Lee Groce Carrie Michelle
Groce
1146 Country Club Circle
Hoover, AL 35244

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Seventeen Thousand Five Hundred Dollars and No Cents (\$417,500.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Elwin L. Bell and Janet L. Bell, husband and wife** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Clifford Lee Groce and Carrie Michelle Groce** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2730, according to the Map and Survey of Riverchase Country Club, 27th Addition, as recorded in Map Book 11, Page 56 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

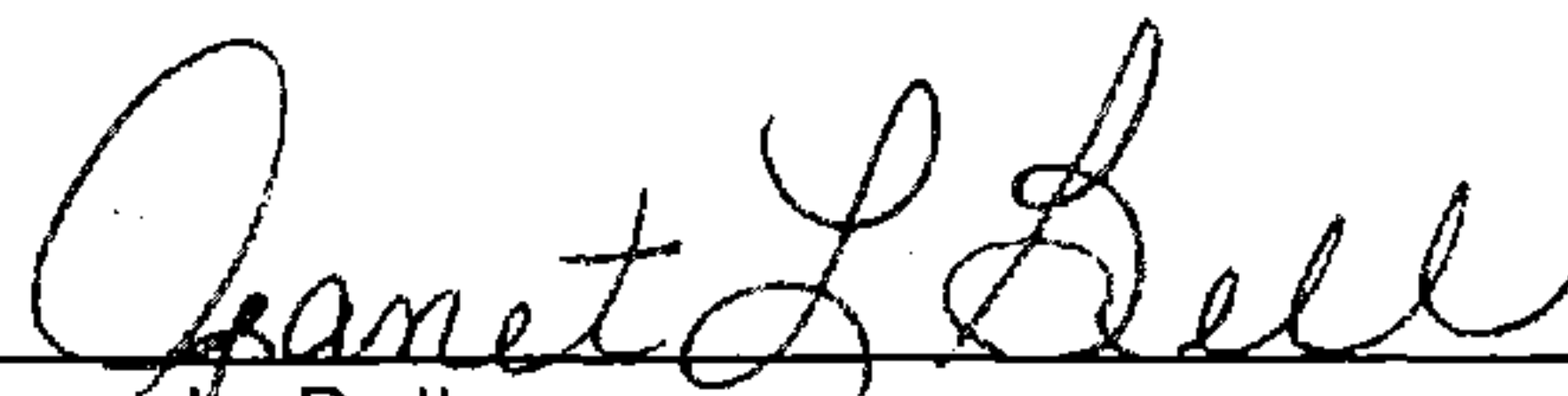
Note: \$354,875.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 26th day of October, 2018.

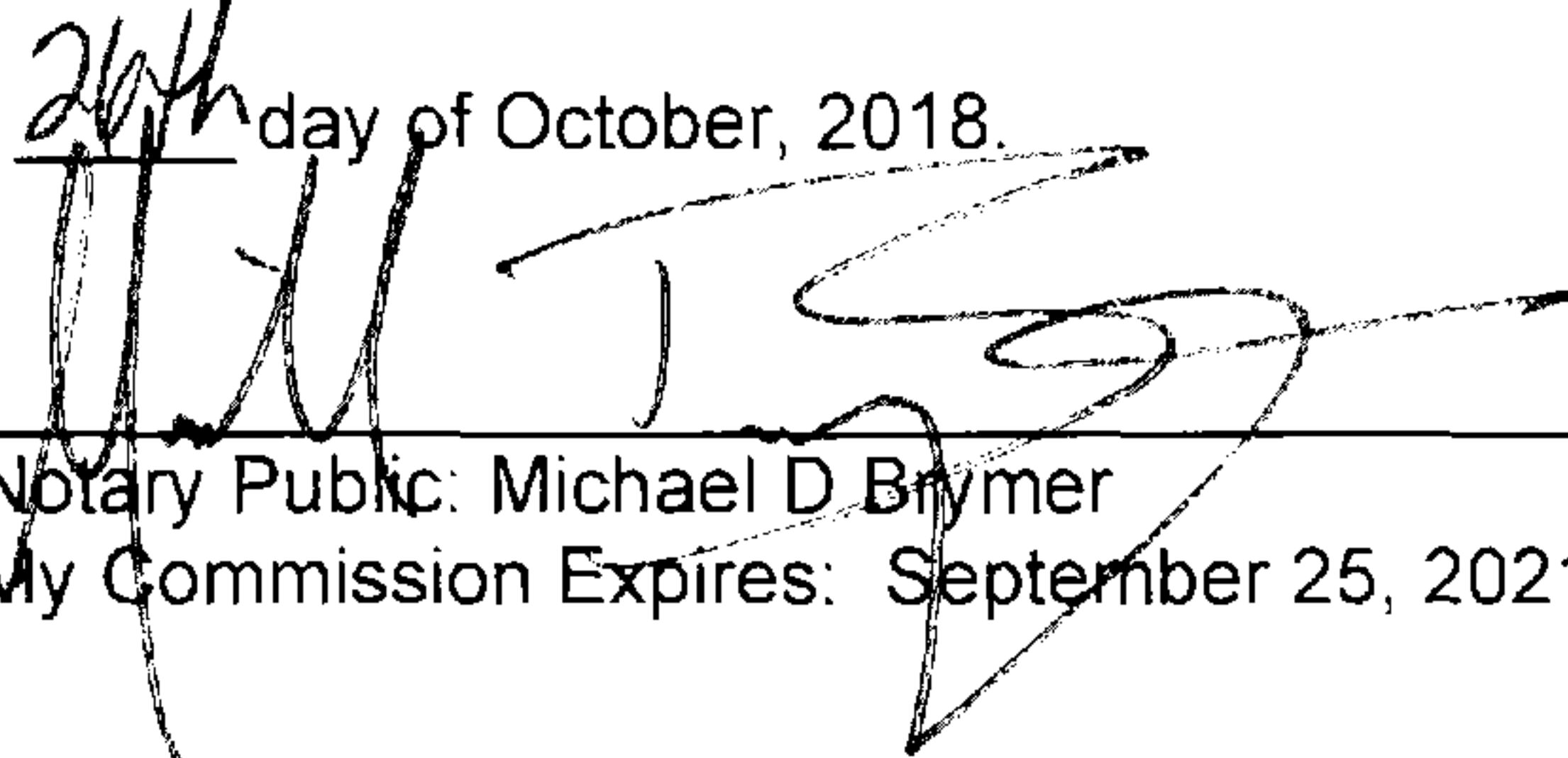

Elwin L. Bell


Janet L. Bell

State of Alabama
County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Elwin L. Bell and Janet L. Bell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 2018.


Notary Public: Michael D Brymer
My Commission Expires: September 25, 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	Elwin L. Bell Janet L. Bell	Grantee's Name	Clifford Lee Groce Carrie Michelle Groce
Mailing Address	1146 Country Club Cir. Hoover, AL 35244	Mailing Address	1580 Oak Prk Drive Helena, AL 35080
Property Address	1146 Country Club Circle Hoover, AL 35244	Date of Sale	October 26, 2018
		Total Purchase Price	\$417,500.00
		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.

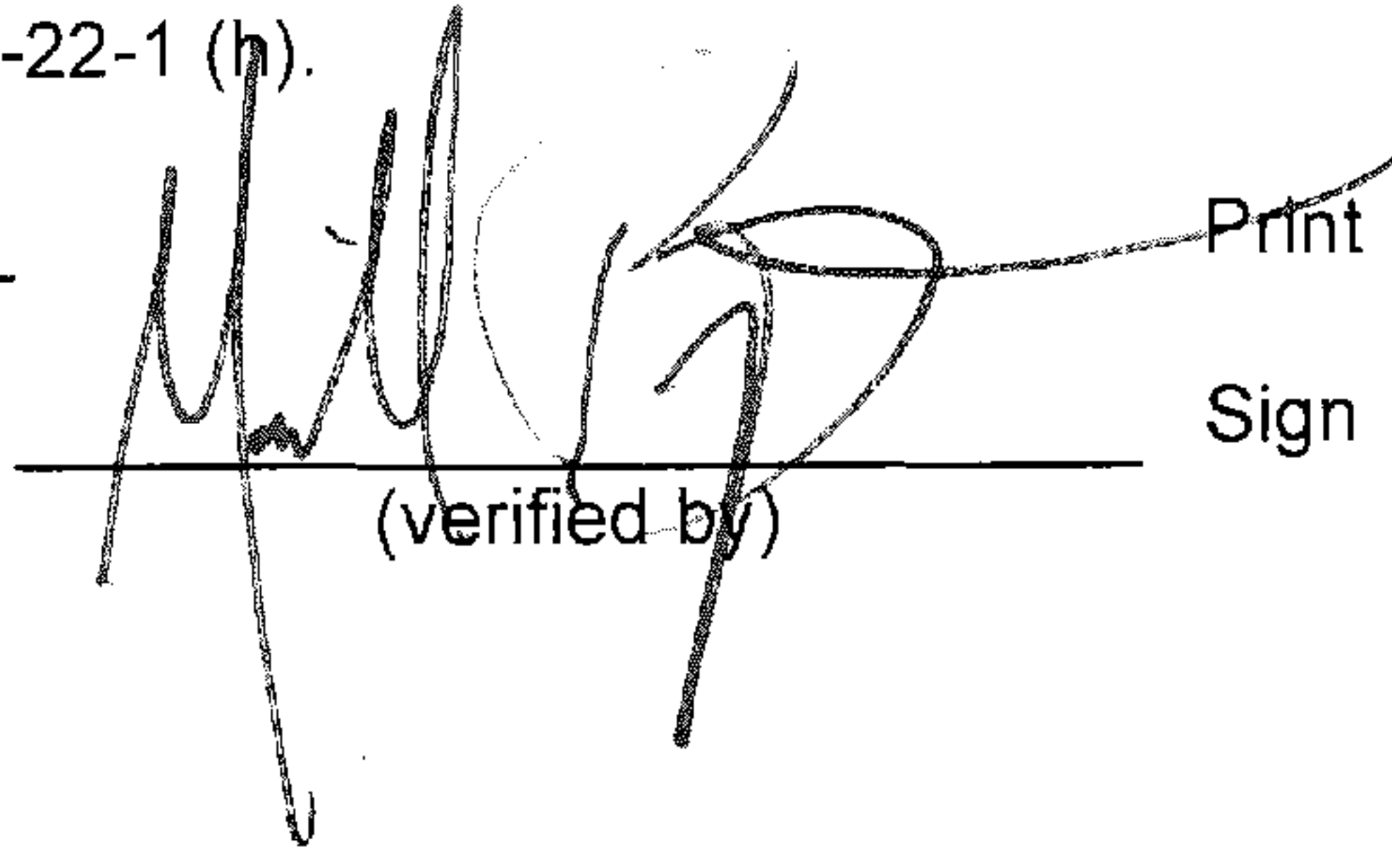
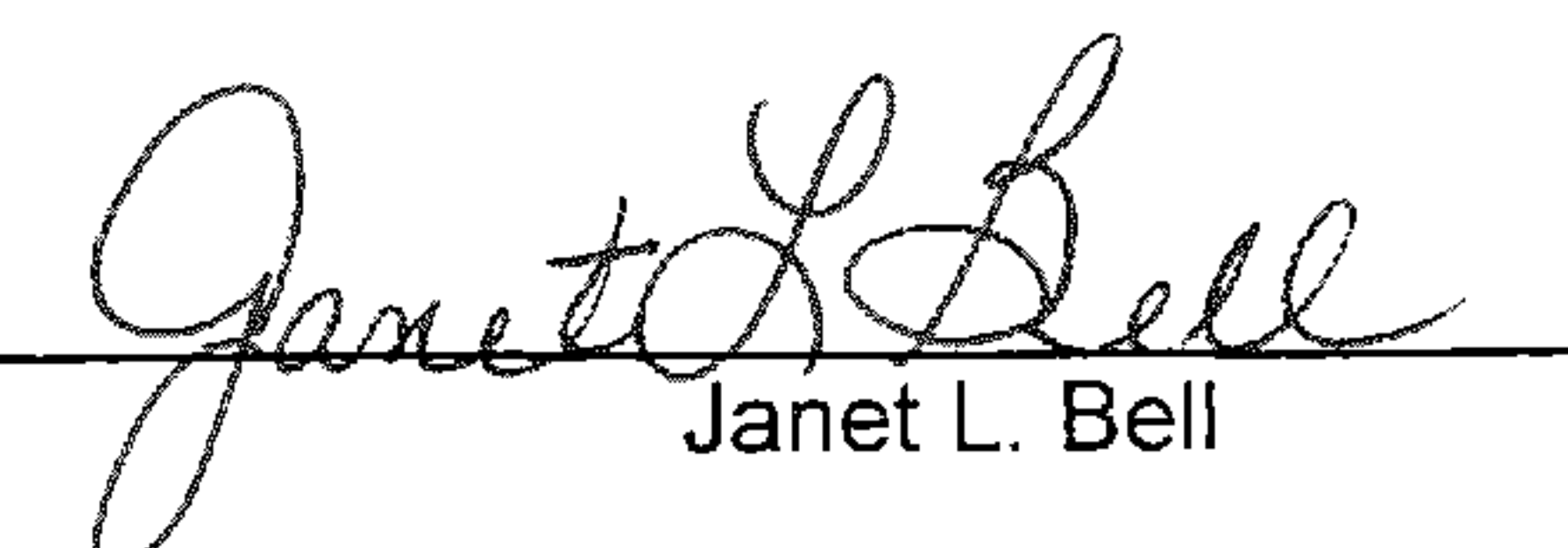
Date of Sale - the date on which interest to the property was conveyed.

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	October 26, 2018	Print	Elwin L. Bell and Janet L. Bell
Unattested		Sign By:	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one Elwin L. Bell
		By:	
			Janet L. Bell



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2018 02:19:33 PM
\$81.00 JESSICA
20181030000384090

Allen S. Bayl