

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Bradford J. Radice and Carrie W. Radice
5841 Old Kendrick Road
Helena, AL 35080

WARRANTY DEED

20200302000082380
03/02/2020 02:31:38 PM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Fifteen Thousand And No/100 Dollars (\$615,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Stephen M. Collins and Christal C. Collins, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bradford J. Radice and Carrie W. Radice (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A tract of land situated in and described as commencing at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence East along the South line of said 1/4-1/4 Section, a distance of 422.64 feet to the Point of Beginning; thence 91 degrees, 18 minutes, 36 seconds left in a northerly direction, a distance of 528.00 feet; thence 91 degrees, 18 minutes, 36 seconds right in an easterly direction, a distance of 414.78 feet; thence 88 degrees, 41 minutes, 24 seconds right in a southerly direction a distance of 264.00 feet; thence 59 degrees, 03 minutes, 06 seconds right in a southwesterly direction, a distance of 118.0 feet; thence 32 degrees, 15 minutes, 30 seconds right in a westerly direction, a distance of 135.00 feet; thence 91 degrees, 18 minutes, 36 seconds left in a southerly direction, a distance of 200.98 feet; thence 91 degrees, 18 minutes, 30 seconds right in a westerly direction, a distance of 178.60 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$375,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of February, 2020

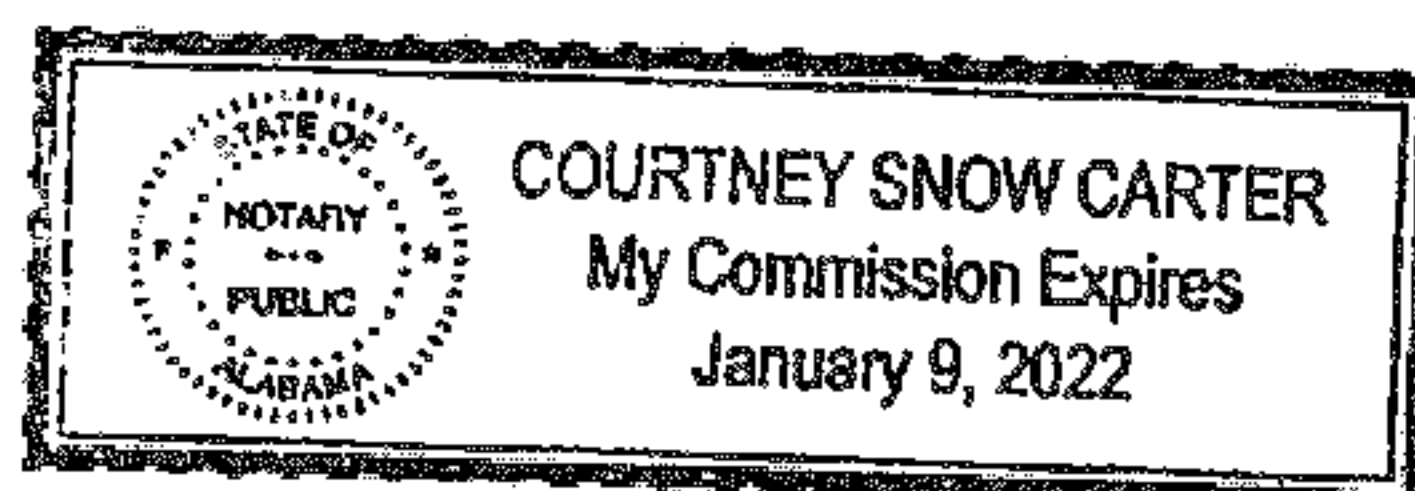
Stephen M. Collins
Stephen M. Collins
Christal C. Collins
Christal C. Collins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen M. Collins and Christal C. Collins 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 on the day the same bears date.

Given under my hand and official seal on this 28th day of February, 2020

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Stephen M. Collins and Christal C. Collins	Grantee's Name	Bradford J. Radice and Carrie W. Radice
Mailing Address	5841 Old Kendrick Road Helena, AL 35080	Mailing Address	5841 Old Kendrick Road Helena, AL 35080
Property Address	5841 Old Kendrick Road Helena, AL 35080	Date of Sale	February 28, 2020
		Total Purchase Price	\$615,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Stephen M. Collins and Christal C. Collins, 5841 Old Kendrick Road, Helena, AL 35080.

Grantee's name and mailing address - Bradford J. Radice and Carrie W. Radice, 5841 Old Kendrick Road, Helena, AL 35080.

Property address - 5841 Old Kendrick Road, Helena, AL 35080

Date of Sale - February 28, 2020.

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: February 28, 2020

Sign Christal C. Collins
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 02:31:38 PM
\$268.00 CHARITY
20200302000082380

Allen S. Boyd