

This Instrument was Prepared by:

Send Tax Notice To: Matthew Stephen Rice

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-20-26524

54 Southwood Dr  
Alabama, AL 35007

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Forty Seven Thousand Five Hundred Dollars and No Cents (\$47,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Kimberly C. Joiner, a married woman, Christopher L. Colburn, a married man, and Sharon C. Bryant, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Matthew Stephen Rice, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses.


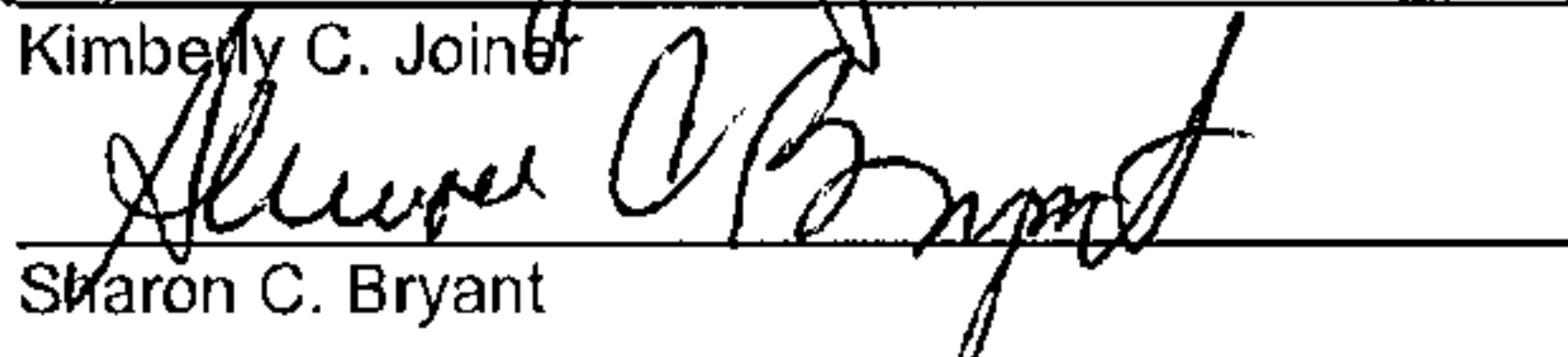
Grantors herein are all the surviving heirs at law of Houston Colburn and Joyce Colburn.


\$40,375.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of September, 2020.

  
Kimberly C. Joiner  
  
Sharon C. Bryant

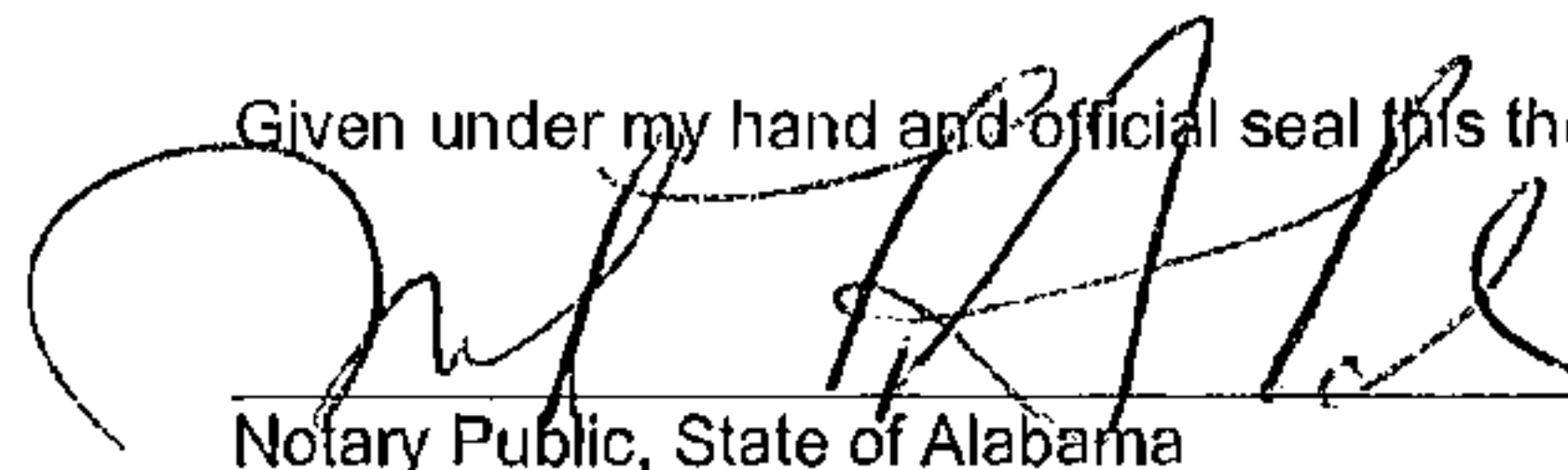
  
Christopher L. Colburn

State of Alabama

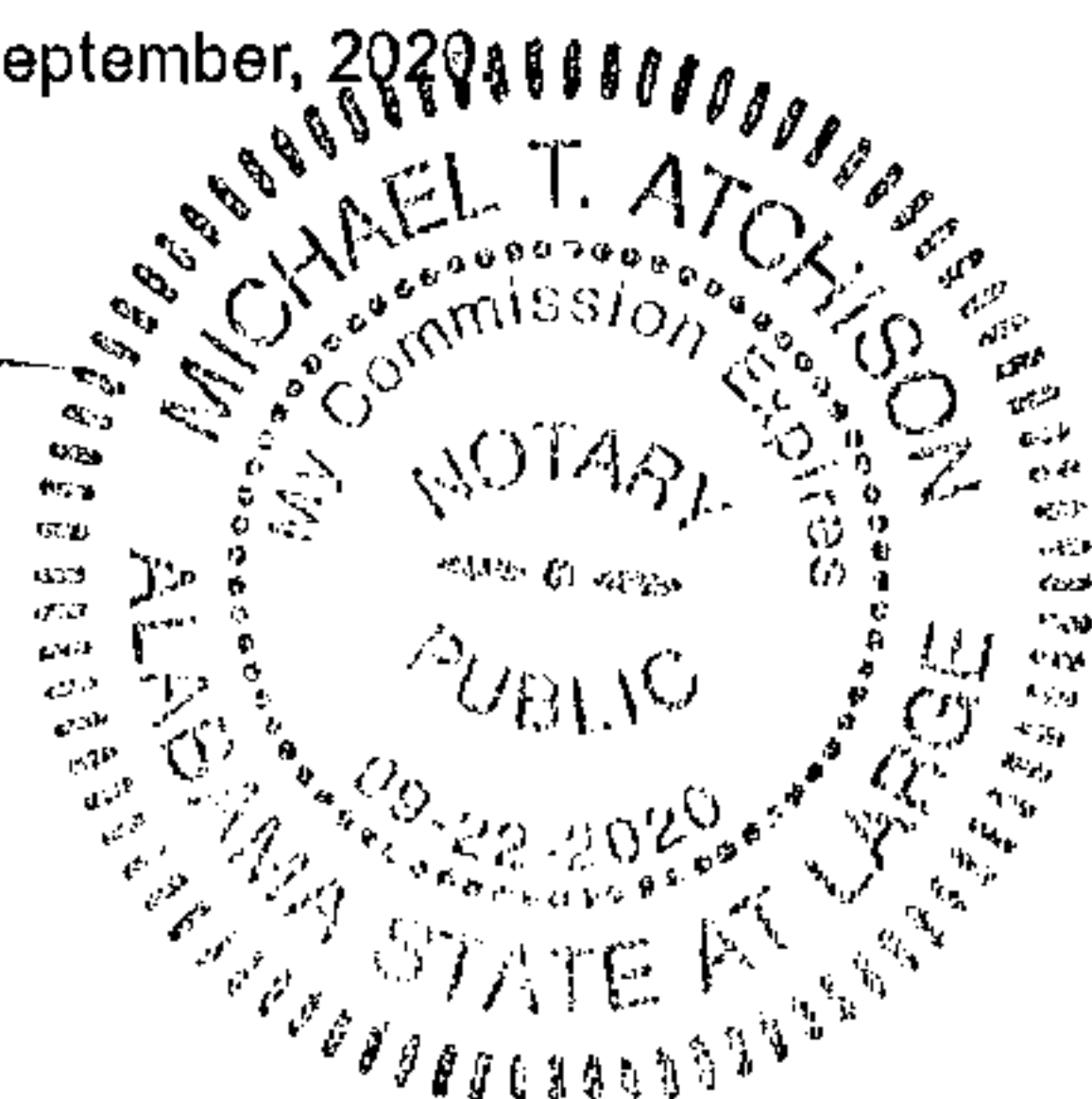
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kimberly C. Joiner, Christopher L. Colburn, and Sharon C. Bryant, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2020.

  
Notary Public, State of Alabama

My Commission Expires: 9-22-20



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 23 and the Southeast Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows: Commence at the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23 and run in an easterly direction along the North line of said Section for a distance of 380.65 feet to the centerline of a ditch; thence deflect 67 degrees 03 minutes 35 seconds to the left and run in a northeasterly direction for a distance of 168.01 feet to the point of beginning of herein described parcel; thence deflect 2 degrees 36 minutes 10 seconds to the right and run in a northeasterly direction for a distance of 264.90 feet to a point, being the intersection of said ditch with the southwesterly right of way of Shelby County Highway 400; thence deflect 110 degrees 02 minutes 50 seconds to the right and run in a southeasterly direction along said right of way for a distance of 548.68 feet to a point; thence deflect 66 degrees 24 minutes 50 seconds to the right and run in a southwesterly direction for a distance of 460.85 feet to a point; thence deflect 90 degrees 00 minutes 00 seconds to the left and run in a southeasterly direction for a distance of 130.96 feet to a point; thence deflect 67 degrees 06 minutes 20 seconds to the right and run in a southerly direction for a distance of 213.00 feet to a point in the centerline of Bussy Branch; thence deflect 68 degrees 52 minutes 10 seconds and run in a southwesterly direction along said branch for a distance of 209.00 feet to a point; thence deflect 19 degrees 43 minutes 40 seconds to the left and run in a southwesterly direction along said branch for a distance of 183.54 feet to a point; thence deflect 46 degrees 59 minutes 40 seconds to the left and run in a southwesterly direction along said branch for a distance of 46.20 feet to a point; thence deflect 25 degrees 36 minutes 00 seconds to the left and run in a southwesterly direction for a distance of 111.41 feet to a point; thence deflect 7 degrees 13 minutes 40 seconds to the right and run in a southwesterly direction for a distance of 178.30 feet to a point; thence deflect 18 degrees 29 minutes 40 seconds to the right and run in a southwesterly direction for a distance of 118.70 feet to the intersection of said branch with a ditch; thence deflect 134 degrees 09 minutes 50 seconds to the right and run in a northerly direction along said ditch for a distance of 558.86 feet to a point; thence deflect 21 degrees 33 minutes 30 seconds to the right and run in a northeasterly direction for a distance of 125.77 feet to a point; thence deflect 12 degrees 57 minutes 30 seconds to the left and run in a northerly direction for a distance of 361.20 feet to a point; thence deflect 19 degrees 20 minutes 30 seconds to the right in a northeasterly direction for a distance of 312.19 feet to the point of beginning.

According to the survey of Robbin E. Phillips, R.L.S. # 14976, dated November 16, 1985.

Situated in Shelby County, Alabama.

**LESS AND EXCEPT** property sold to Shannon Dukes and wife, Kimberly Dykes in Inst. No. 2005072700037769 recorded in Probate Office, Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name	The Heirs at Law of Houston Colburn and Joyce Colburn	Grantee's Name	Matthew Stephen Rice
Mailing Address	423 Noma Dr Columbus, AL 35051	Mailing Address	54 Southwood Dr Alabama AL 35007
Property Address	100 Highway 400 . Shelby, AL 35143	Date of Sale	September 09, 2020
		Total Purchase Price	\$47,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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 September 04, 2020

Unattested

(verified by)

Print The Heirs at Law of Houston Colburn and Joyce Colburn

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/10/2020 09:59:46 AM  
\$76.50 CHERRY  
20200910000403240

Alvin S. Byrd

Form RT-1