

**SEND TAX NOTICE TO:**

Franklin Dwight Rice and Ivy Chandler Rice  
4566 Highway 36  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2000799

**WARRANTY DEED**

**State of Alabama  
County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Four Hundred Fifty Five Thousand and 00/100 Dollars (\$455,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mike C. Brooks III and Margaret A. Brooks, a married couple**, whose address is: **917 Chestnut Oaks Circle, Hoover, AL 35244** (hereinafter "Grantor", whether one or more), by **Franklin Dwight Rice and Ivy Chandler Rice**, whose address is: **4566 Highway 36, Chelsea, AL 35043** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Franklin Dwight Rice and Ivy Chandler Rice, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **4566 Highway 36, Chelsea, AL 35043**, to-wit:

**Lot 2, according to the Survey of Hodgens Subdivision, as recorded in Map Book 43, Page 112, in the Probate Office of Shelby County, Alabama.**

**Mike C. Brooks, III is one and the same person as Mike Carden Brooks, III, as shown in that certain Durable Power of Attorney dated 09/21/2017 and recorded on 11/19/2018 in Instrument No. 20181119000407130, in the Probate Office of Shelby County, Alabama.**

**Margaret A. Brooks is one and the same person as Margaret Antoinette Brooks, as shown in that certain Durable Power of Attorney dated 09/21/2017 and recorded on 11/19/2018 in Instrument No. 20181119000407140, in the Probate Office of Shelby County, Alabama.**

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$290,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of December, 2020.

*Mike C. Brooks, III, acting by and through his Attorney-in-Fact, BJGB*

Mike C. Brooks, III a/k/a Mike  
Carden Brooks, III, acting by and  
through his Attorney-in-Fact,  
Bryant James Brooks

*Margaret A. Brooks, acting by and through her Attorney-in-Fact, BJGB*

Margaret A. Brooks a/k/a Margaret  
Antoinette Brooks, acting by and  
through her Attorney-in-Fact,  
Bryant James Brooks

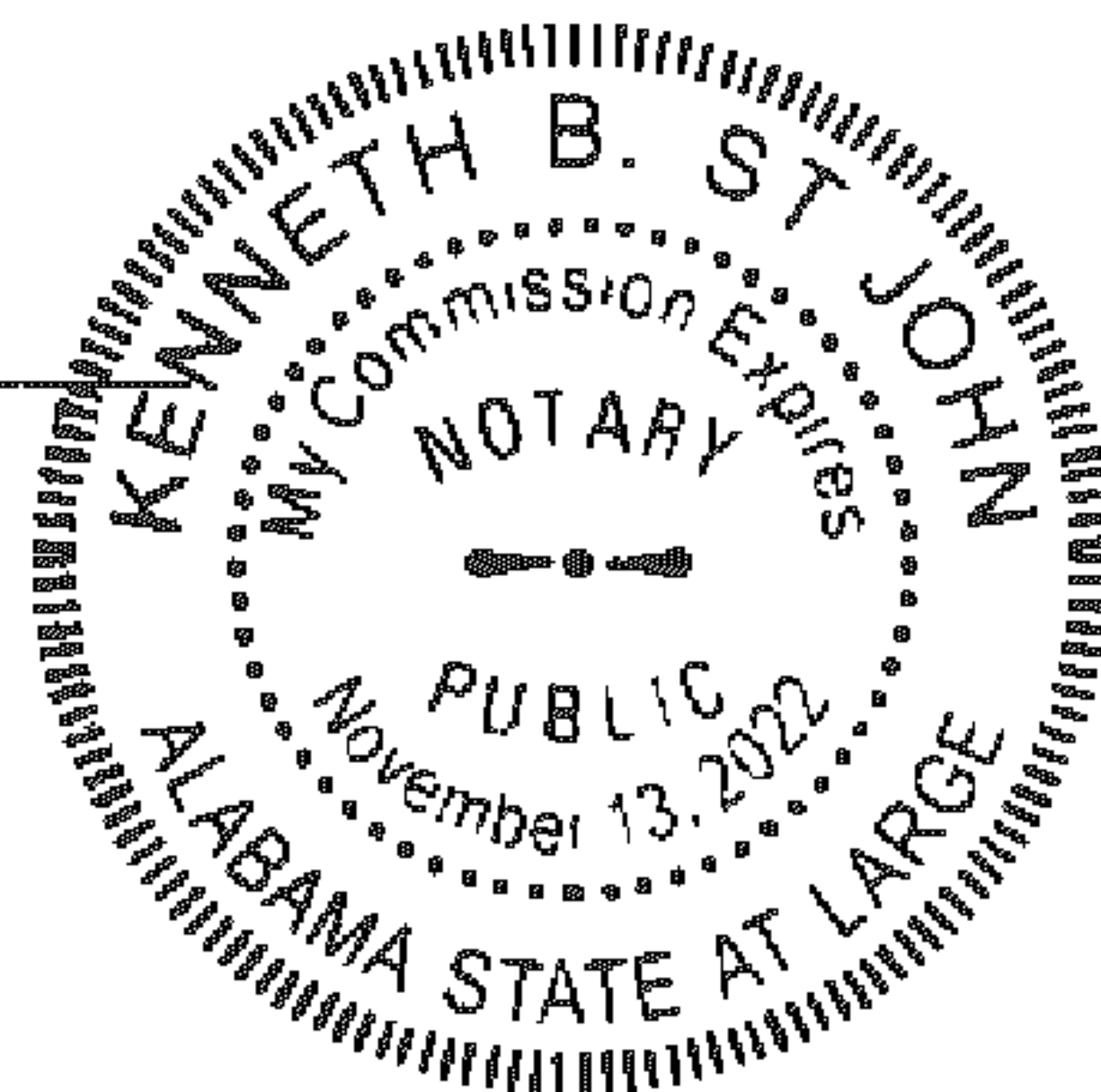
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Bryant James Brooks, whose name as Attorney-in-Fact for Mike C. Brooks, III a/k/a Mike Carden Brooks and Margaret A. Brooks a/k/a Margaret Antoinette Brooks, a married couple, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he, as such Attorney-in-Fact for Mike C. Brooks, III a/k/a Mike Carden Brooks and Margaret A. Brooks a/k/a Margaret Antoinette Brooks, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of December, 2020.

  
Notary Public

Printed Name: Kenneth B. St. John  
My Commission Expires: 11/13/2022



## Real Estate Sales Validation Form

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

Grantor's Name	Mike C. Brooks III and Margaret A. Brooks	Grantee's Name	Franklin Dwight Rice and Ivy Chandler Rice
Mailing Address	917 Chestnut Oaks Circle Hoover AL 35244	Mailing Address	4566 Hwy 36 Chelsea AL 35043
Property Address	4566 Hwy 36 Chelsea AL 35043	Date of Sale	12/3/2020
		Total Purchase Price	\$ 455,000
		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 - 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 12/4/2020Print Skyler MurphyUnattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/04/2020 11:20:37 AM  
 \$193.00 CHARITY  
 20201204000555370

*Allen S. Bayl*