

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza – Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Cody A. Rice
1422 Secretariat Drive
Helena Alabama 35080
(also the property address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Thousand and No/100 (\$100,000.00) Dollars—
(One half of the appraised value),
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Cody A. Rice, an unmarried man
Tanner Garrett Rice, an unmarried man
(whose address is the property address)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Cody A. Rice
(whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 9, Block 1, according to the Survey of Dearing Downs, Second Addition, as recorded in Map
Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 15th
day of March 2021.

Cody A. Rice (Seal)
Cody A. Rice

Tanner Garrett Rice (Seal)
Tanner Garrett Rice

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Cody A. Rice and Tanner Garrett Rice, 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, they/he/she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 15th day of March, A.D., 2021

My Commission Expires: 4/21/2024

Notary Public: William H. Halbrooks



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2021 01:38:09 PM
\$122.00 CHERRY
20210322000143460

Allen S. Boyd

