



This instrument was prepared by:

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Attorney at Law
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P. O. Box 188
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Source of Title: Shelby County
Parcel: 20170202000040240

QQ	Q	Section	Township	Range
	NE	19	22	3W

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Terry Alan Bice
1310 Highway 10
Montevallo Alabama 35115

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and NO/100 (\$10.00) Dollars, together with other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which is acknowledged, **Terry Alan Bice**, a married man, as Personal Representative of the Estate of **Randy Wade Bice**, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto **Terry Alan Bice**, a married man, herein referred to as the GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

That part of Lot 9A according to LE Shaw Survey and Map which is recorded in Map record 3 Page 49 in the office of the Judge of Probate of Shelby County, Alabama and described as follows: Begin at the Northerly-west corner of the JC Bice Lot and run in a Northerly direction along the right of way of the Southern Railway tract a distance of 210 feet, thence in an Easterly direction 210 feet, thence in a Southerly direction 210 feet, thence in a Westerly direction to the East right of way of the said Southern Railway Tract 210 feet to the point of beginning, containing One acre more or less and situated in the Northeast Quarter of Section 19, Township 22 Range 3 West.

The above described is not the homestead of the Grantor.

Subject to any recorded Mortgage of Record.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs or assigns forever. And the Grantor does for himself and for his beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors, administrators, successors or assigns, covenant with the said GRANTEE, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor is entitled to the immediate possession thereof; that Grantor, and his beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever against the lawful claims of all persons.



20211018000504880 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/18/2021 12:00:51 PM FILED/CERT

IN WITNESS WHEREOF, **Terry Alan Bice**, has hereunto executed this instrument under his hand and seal this 12th day of October, 2021.

GRANTOR:

Terry Alan Bice (L.S.)
Terry Alan Bice, as Personal Representative of
the Estate of **Randy Wade Bice**
1310 Highway 10
Montevallo Alabama 35115

STATE OF ALABAMA

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ACKNOWLEDGMENT

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COUNTY OF BIBB

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I, R. Elaine Griffin, a Notary Public in and for said County, in said State, hereby certify that **Terry Alan Bice**, as Personal Representative of the Estate of **Randy Wade Bice**, whose name is signed to the foregoing conveyance, and who is known to me, or produced a driver's license and/or other picture identification, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12th day of October, 2021.

(SEAL)

R. Elaine Griffin
Notary Public, State at Large
My Commission Expires: 10-10-22

Real Estate Sales Validation Form

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

Grantor's Name **Terry Alan Bice**
Mailing Address **1310 Highway 10**
Montevallo Alabama 35115

Grantee's Name **Terry Alan Bice**
Mailing Address **1310 Highway 10**
Montevallo Alabama 35115

Property Address 160 Tomlyn Rd,
Montevallo AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value _____
or
Assessor's Market Value \$ 29,250

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

Sales Contract

Closing Statement

Appraisal

X

Other

Heirship Property

Per Will

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 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 10-18-2021

(verified by)

Unattested

Print Terry Alan Bice

Sign Terry Alan Bice
(Grantor/Grantee/Owner/Agent) circle one