

20211207000582800
12/07/2021 03:47:27 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Maurice Terry Horn
347 Lane Park Trail
Maylene, Alabama 35114

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Thousand dollars & no cents (\$350,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Darrel J. Grice and Jessica Bell, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Maurice Terry Horn** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 572, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABAMA, 5TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 21, Page 133.

20 foot minimum building setback lines from Lane Park Trail as shown on recorded plat/map.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #1995-05892; Instrument #1995-28543; Instrument #1995-28544; Instrument #1996-339; Instrument #1996-26258; Instrument #1996-29192; Instrument #1996-37928; Instrument #1996-37929 and Instrument #2000-4501 in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of Grande View Estates Homeowners Association, Inc. as recorded in Instrument #1995-05890 and By-Laws as recorded in Instrument #1995-05891.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 13, Page 385; Deed Book 325, page 546 and Instrument #19945-26505.

Right of Way to Cahaba Coal Mining Company as recorded in Deed Book 12, page 64.

Right of Way to Shelby County as recorded in Deed Book 245, page 270.

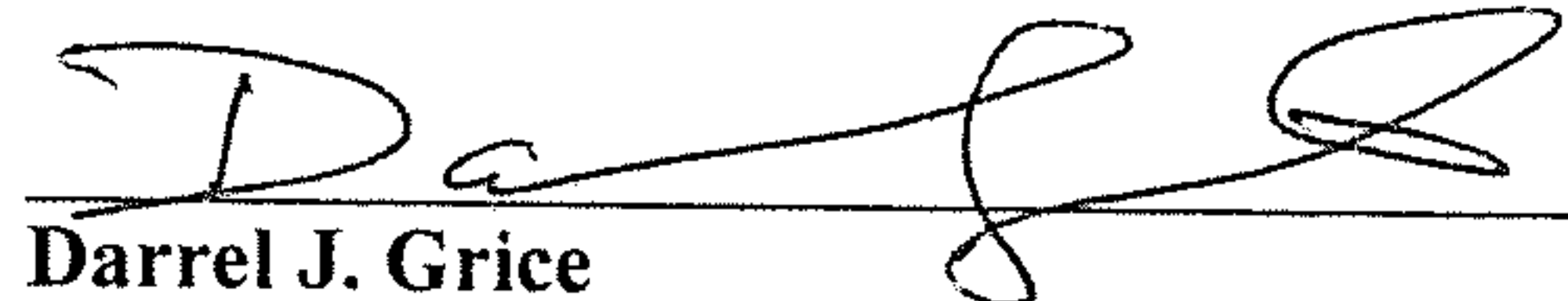
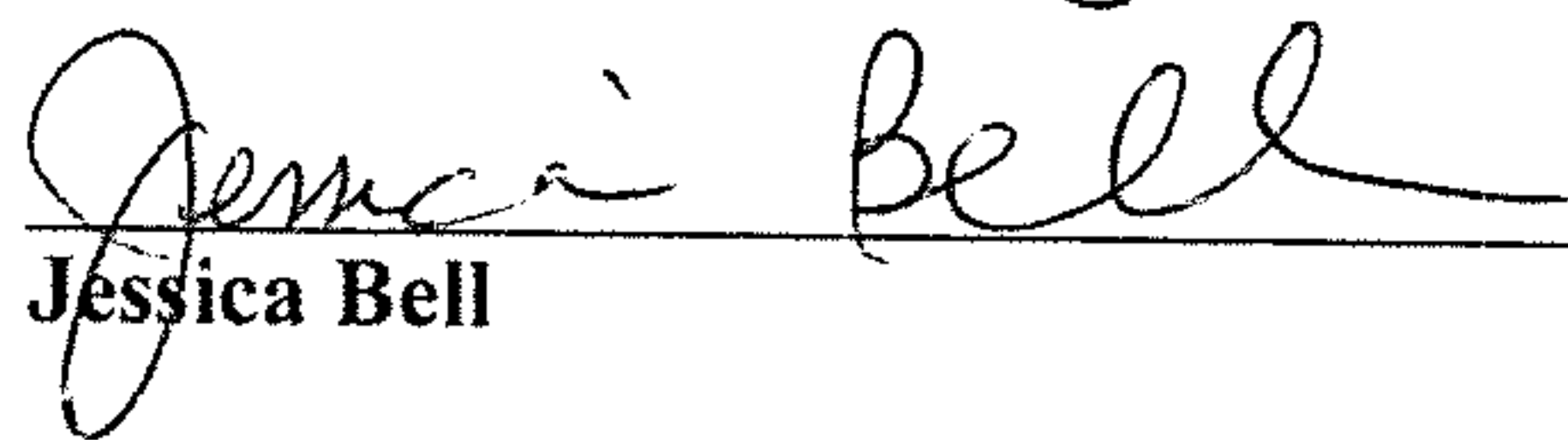
Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Instrument #2000-23280.

Release of Damages, Restrictions, Modifications, Covenants, Conditions, Rights, Privileges, Immunities and Limitations. as applicable, as set out in and as reference in Deed recorded in Instrument #2000-23280.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 3, 2021** .

 (Seal)
Darrel J. Grice
 (Seal)
Jessica Bell

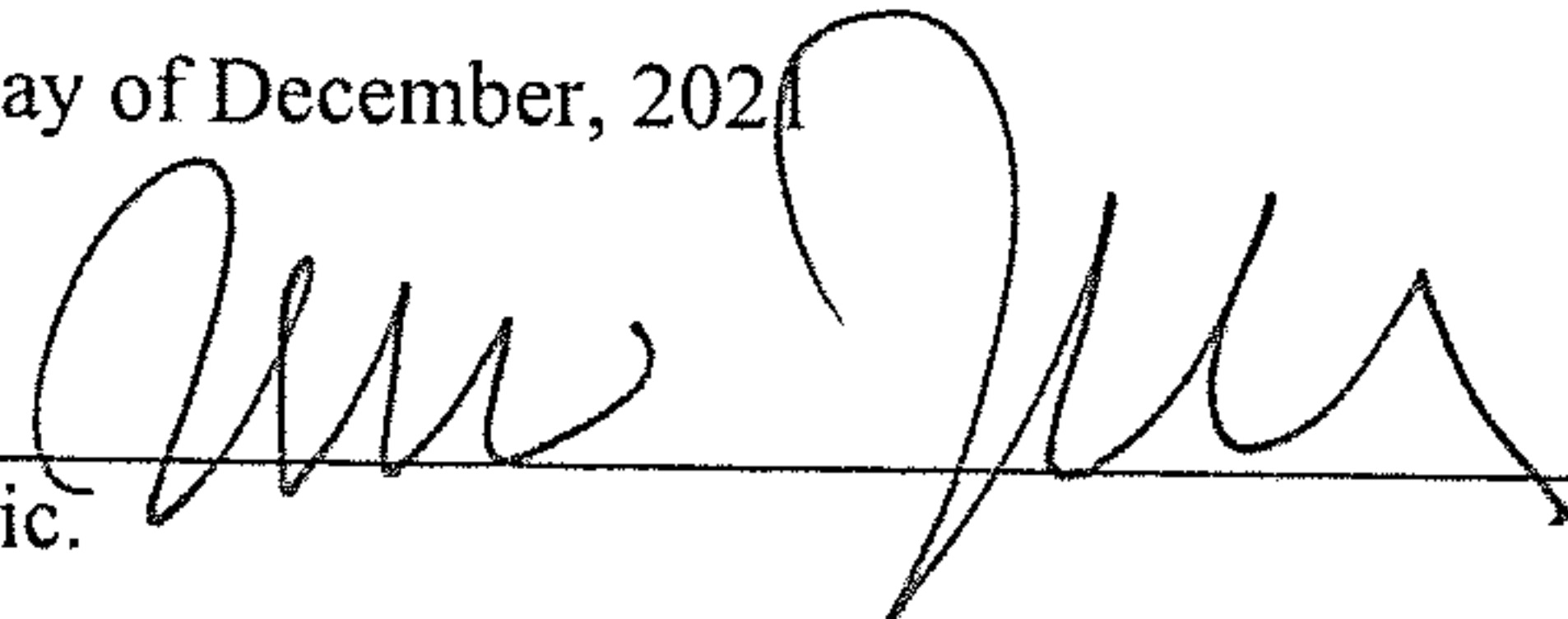
STATE OF ALABAMA

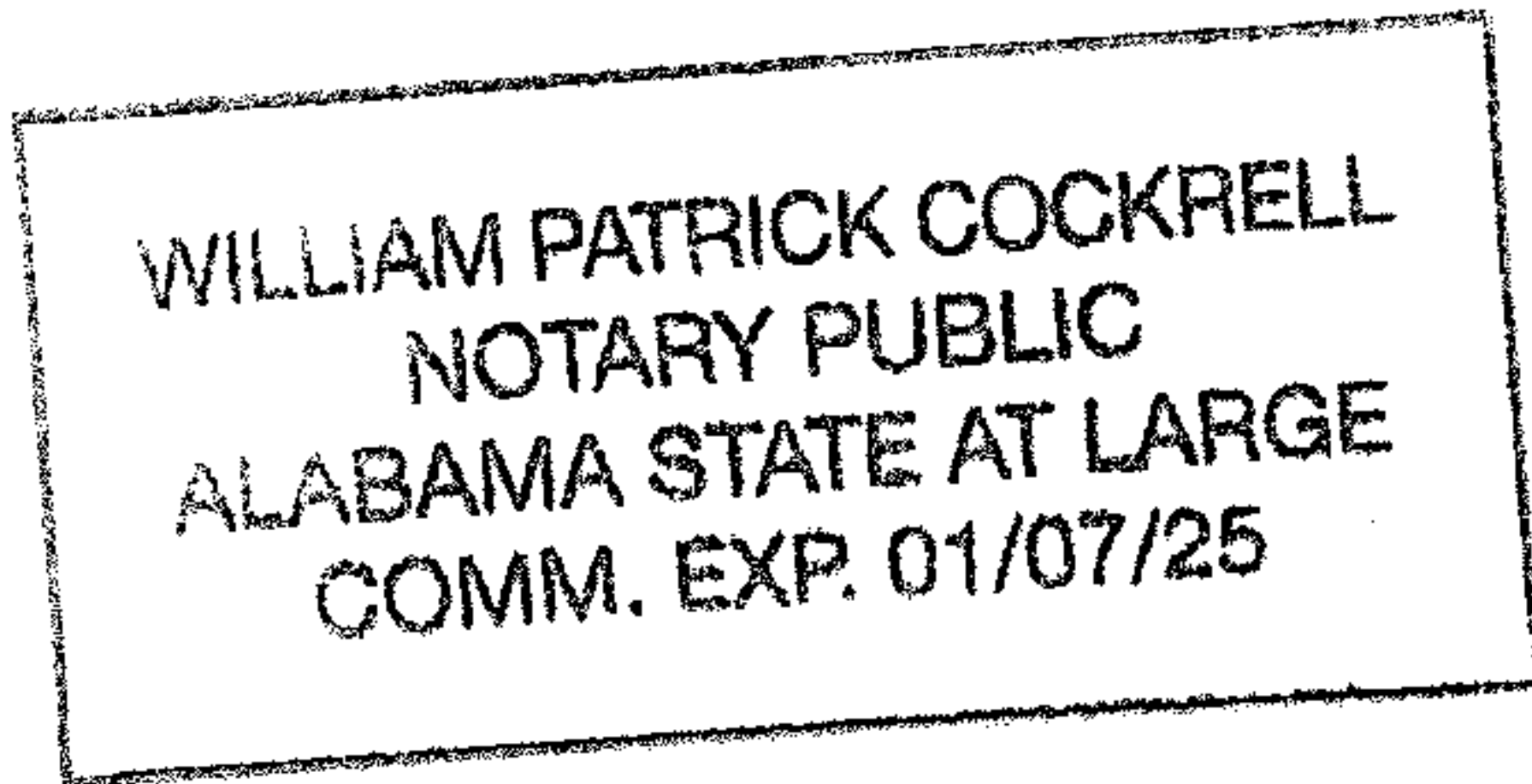
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Darrel J. Grice and Jessica Bell, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2021


Notary Public.
(Seal)
My Commission Expires: _____



Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Darrel J. Grice and Jessica Bell

Grantee's Name Maurice Terry Horn

Mailing Address 1247 5th St SW
Alabaster, Alabama 35007Mailing Address 347 Lane Park Trail
Maylene, Alabama 35114Property Address 347 Lane Park Trail
Maylene, Alabama 35114Date of Sale 12/03/2021Total Purchase Price \$350,000.00

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)

☐ Bill of Sale☒ Sales Contract☐ Closing Statement☐ Appraisal☐ Other _____

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.

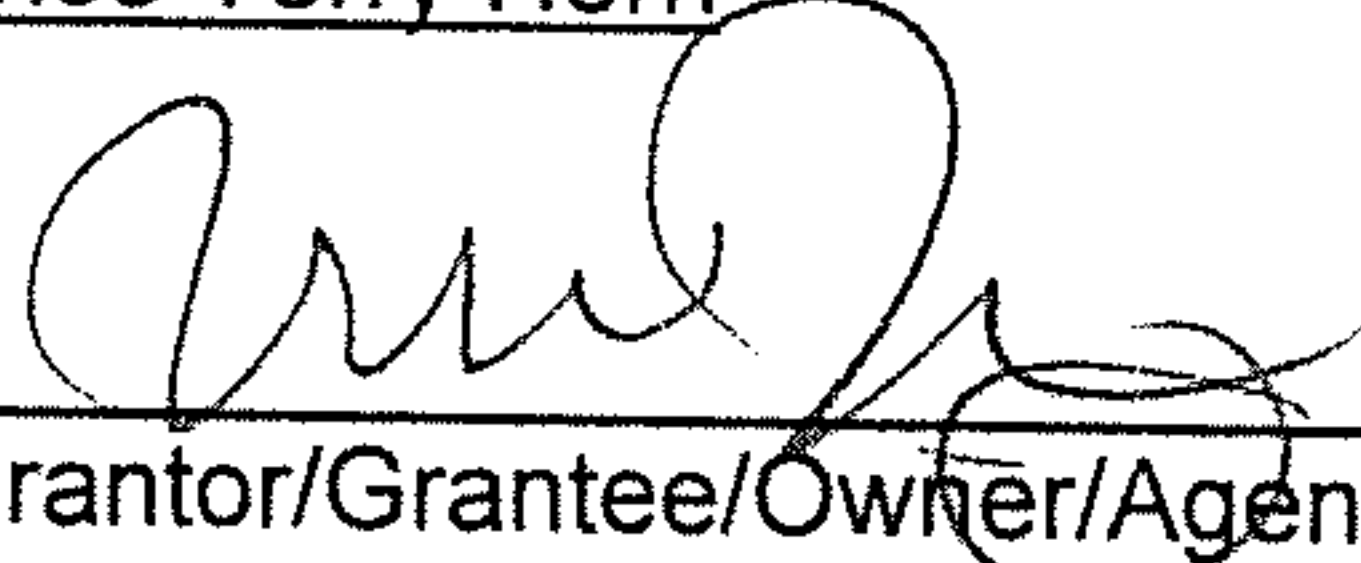
Date of Sale - the date on which interest to the property was conveyed.

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.

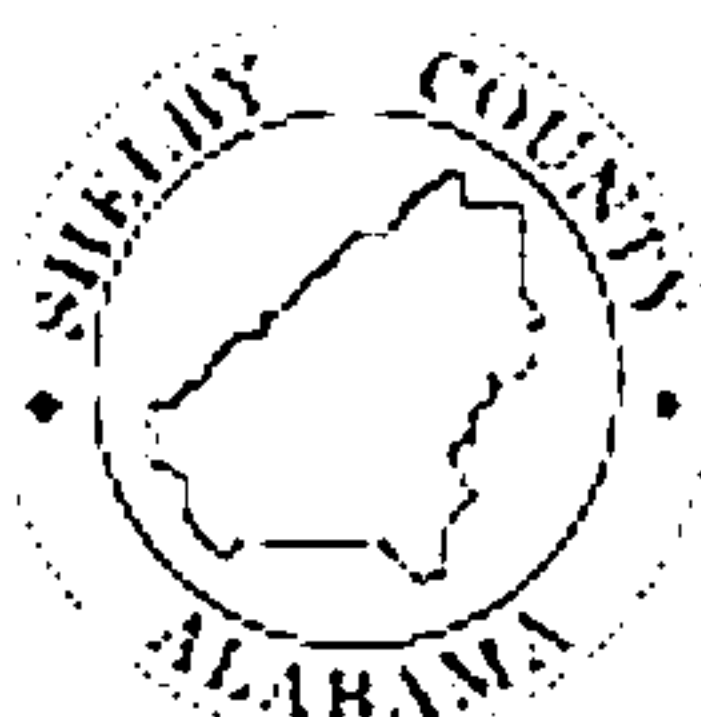
Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

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 responsibiliy of valuing proeprty 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 12.3.21Print Maurice Terry Horn☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/07/2021 03:47:27 PM
 \$378.00 JOANN
 20211207000582800

Allie S. Boyd