

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3616

SEND TAX NOTICE TO:

1782 Tecumseh Trl.
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00)** 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 where is acknowledged. I or we **Nicholas Brittain Bice and Leigh Ann Bice, a married couple** whose mailing address is: 3420 Sorter Drive, Guntersville, AL 35976 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lindsay Elise Vincent a/k/a Lindsay Vincent** whose mailing address is: 1782 Tecumseh Trail, Pelham, AL 35124 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 1782 Tecumseh Trail, Pelham, AL 35124

Lot 12, in Block 3, according to the Survey of Wooddale, as recorded in Map Book 5, Page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$294,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 10th day of March, 2023

Nicholas Brittain Bice
Nicholas Brittain Bice

Leigh Ann Bice
Leigh Ann Bice

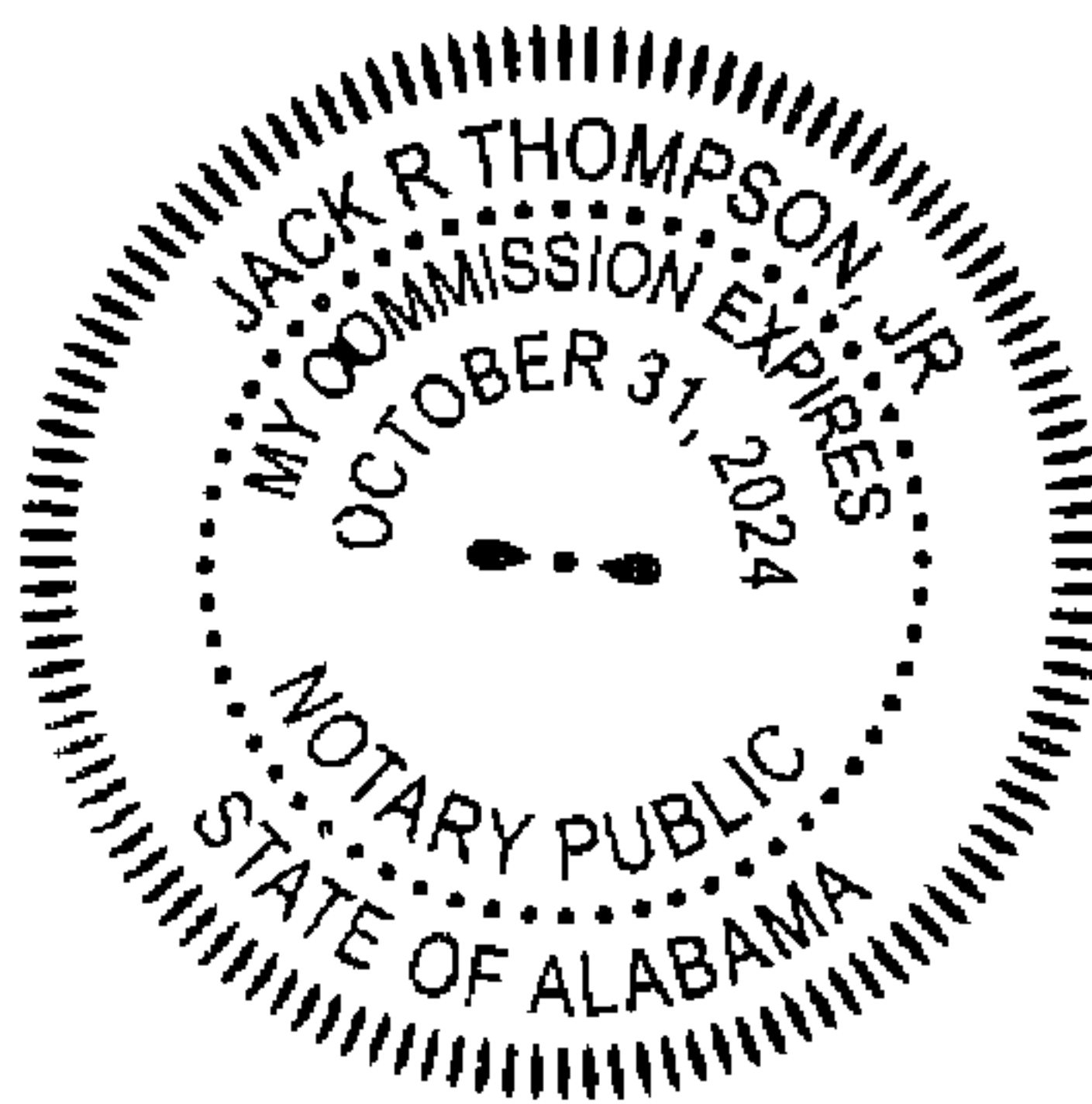
STATE OF Alabama Jetterson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that: **Nicholas Brittain Bice and Leigh Ann Bice** name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10th day of March, 2023

My Commission Expires: 10/31/2024

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2023 12:04:15 PM
\$40.50 JOANN
20230313000068170

Allie S. Bayl