

20240124000018280 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/24/2024 09:21:54 AM FILED/CERT

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

THIS INSTRUMENT WAS PREPARED BY:  
Richard C. Shuleva, Attorney  
2 Riverchase Office Plaza, Suite 105  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
Maegan Osborn Rice  
227 Oak Hill Lane  
Moody, AL 35004

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Dollars (\$10.00)**, and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

**TAMMY NABORS**, as Executrix of the Estate of **CHRISTOPHER EDWARD OSBORN**, Deceased, Probate Case # PR-2023-000640, (herein referred to as Grantor one or more) do grant, bargain, sell and convey unto

**MAEGAN OSBORN RICE**, a married woman, according to the terms of the Will of Christopher Edward Osborn, his 1/2 undivided interest in the real property situated in Shelby County, Alabama, hereinafter described:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

THE OTHER HEIR TO THIS PROPERTY, DUSTIN MICHAEL OSBORN, DIED DECEMBER 24, 2019 AND HIS 1/2 UNDIVIDED INTEREST WAS ADDRESSED UNDER HIS ESTATE IN PROBATE CASE #PR-2020-000012.

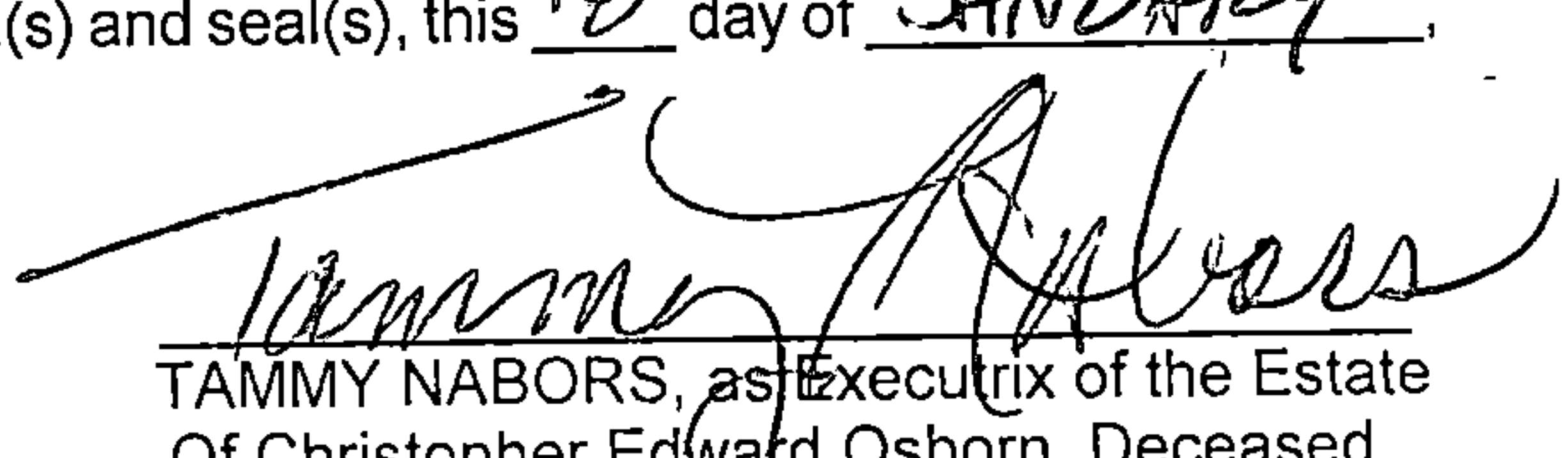
MAEGAN OSBORN RICE IS ONE AND THE SAME PERSON AS MAEGAN ELIZABETH OSBORN RICE.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD unto the said GRANTEE, her or her heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, her 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 10<sup>th</sup> day of JANUARY, 2024.

  
TAMMY NABORS, as Executrix of the Estate  
Of Christopher Edward Osborn, Deceased

STATE OF Alabama )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify Tammy Nabors, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

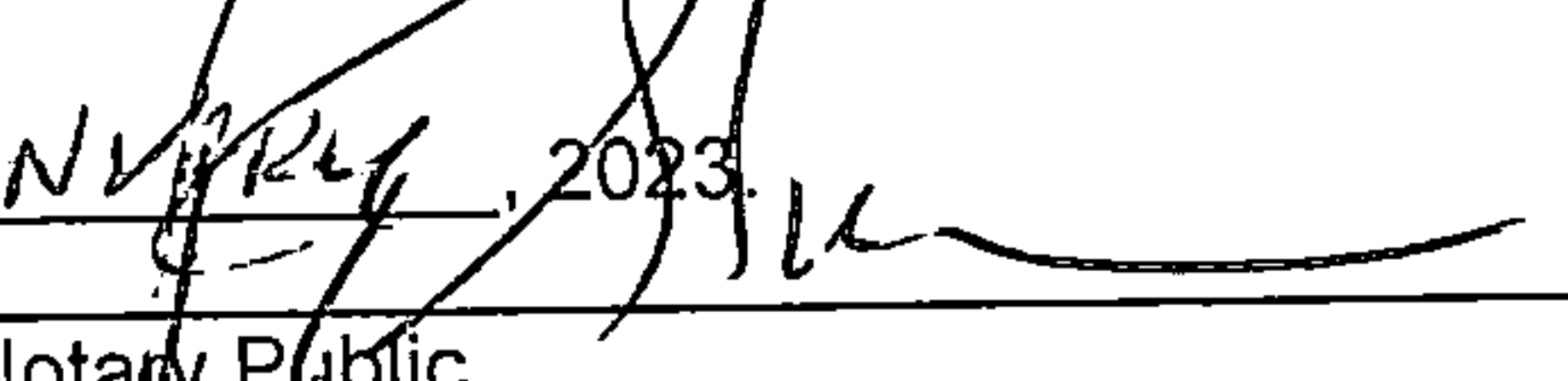
Given under my hand and official seal this 10<sup>th</sup> day of JANUARY, 2024.  
  
Notary Public  
My Commission Expires: 3-31-25

EXHIBIT "A"



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BEGIN AT THE SE CORNER OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN N 87 DEG 13'54"W ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$   $\frac{1}{4}$  AND EXTENTION THEREOF FOR A DISTANCE OF 2535.17'; THENCE RUN N 00 DEG 02'30"W FOR A DISTANCE OF 701.46'; THENCE RUN N 68 DEG 26'23"E FOR A DISTANCE OF 467.67'; THENCE RUN N 74 DEG 03'42"E FOR A DISTANCE OF 246.57'; THENCE RUN S 88 DEG 18'13"E FOR A DISTANCE OF 331.74'; THENCE RUN N 72 DEG 00'25"E FOR A DISTANCE OF 246.70'; THENCE RUN N 57 DEG 29'25"E FOR A DISTANCE OF 302.05'; THENCE RUN N 64 DEG 08'25"E FOR A DISTANCE OF 273.62'; THENCE RUN N 80 DEG 44'25"E FOR A DISTANCE OF 361.15'; THENCE RUN S 81 DEG 53'05"E FOR A DISTANCE OF 187.30'; THENCE RUN S 88 DEG 34'35"E FOR A DISTANCE OF 246.66'; THENCE RUN S 00 DEG 12'05"E FOR A DISTANCE OF 1437.09' TO THE POINT OF BEGINNING. CONTAINING 66.01 ACRE MORE OR LESS.

ALSO: ALL THAT PART OF THE E  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  AND THE W  $\frac{1}{2}$  OF THE SE  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WESTLYING NORTH OF CROSS CUT ROAD AND EAST OF THAT CERTAIN PROPERTY SOLD TO ROBERT ASA THACKER, AND WIFE JAMIE MOSELY THACKER. CONTAINING 63.00 ACRE MORE OR LESS.



# Real Estate Sales Validation Form



20240124000018280 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Tammy Nabors, Executrix  
Mailing Address OR ESTATE OF Christopher  
Osborn  
280 Rockford Rd  
Peiham, AL 35124

Grantee's Name Margan Osborn Rice  
Mailing Address 227 Oak Hill Lane  
Moody, AL 35004

Property Address 200 Peacock Ln  
Alabaster, AL 35007

Date of Sale 1-18-24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 14,880.00

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 1/2 assessed value (29,960.00  
450%)

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 1-24-24

Print Richard C. Shuleva, Attorney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1