

This instrument was prepared by:  
**Gilmer T. Simmons**  
**David P. Condon, P.C.**  
**100 Union Hill Drive Suite 200**  
**Birmingham, AL 35209**

Send tax notice to:  
  
**Stephen Jordan**  
**191 Crosscut Road**  
**Alabaster, Alabama 35007**

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Million Seven Hundred Seventy Five Thousand and 00/100 Dollars (\$1,775,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Maegan Osborn Rice, a married person**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Stephen Jordan and Leigh Jordan**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Begin at the SE corner of the SW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West; thence run N 87 degrees 13 minutes 54 seconds W along the South line of said 1/4-1/4 and extension thereof for a distance of 2,535.17 feet; thence run N 00 degrees 02 minutes 30 seconds W for a distance of 701.46 feet; thence run N 68 degrees 26 minutes 23 seconds E for a distance of 467.67 feet; thence run N 74 degrees 03 minutes 42 seconds E for a distance of 246.57 feet; thence run S 88 degrees 18 minutes 13 seconds E for a distant of 331.74; thence run N 72 degrees 00 minutes 25 seconds E for a distance of 246.70 feet; thence run N 57 degrees 29 minutes 25 seconds E for a distance of 302.05 feet; thence run N 64 degrees 08 minutes 25 seconds E for a distance of 273.62 feet; thence run N 80 degrees 44 minutes 25 seconds E for a distance of 361.15 feet; thence run S 81 degrees 53 minutes 05 seconds E for a distance of 187.30 feet; thence run S 88 degrees 34 minutes 35 seconds E for a distance of 246.66 feet; thence run S 00 degrees 12 minutes 05 seconds East for a distance of 1,437.09 feet to the Point of Beginning.**

**Also: All that part of the E 1/2 of the SW 1/4 and the W 1/2 of the SE 1/4 of Section 4, Township 21 South, Range 2 West, lying North of Cross Cut Road and East of that certain property sold to Robert Asa Thacker and wife Jamle Mosely Thacker.**


Subject to:       (1)     2024 ad valorem taxes not yet due and payable;  
                      (2)     all mineral and mining rights not owned by the Grantor; and  
                      (3)     all easements, rights-of-way, restrictions, covenants and  
                                  encumbrances of record.

The above described property does not constitute the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

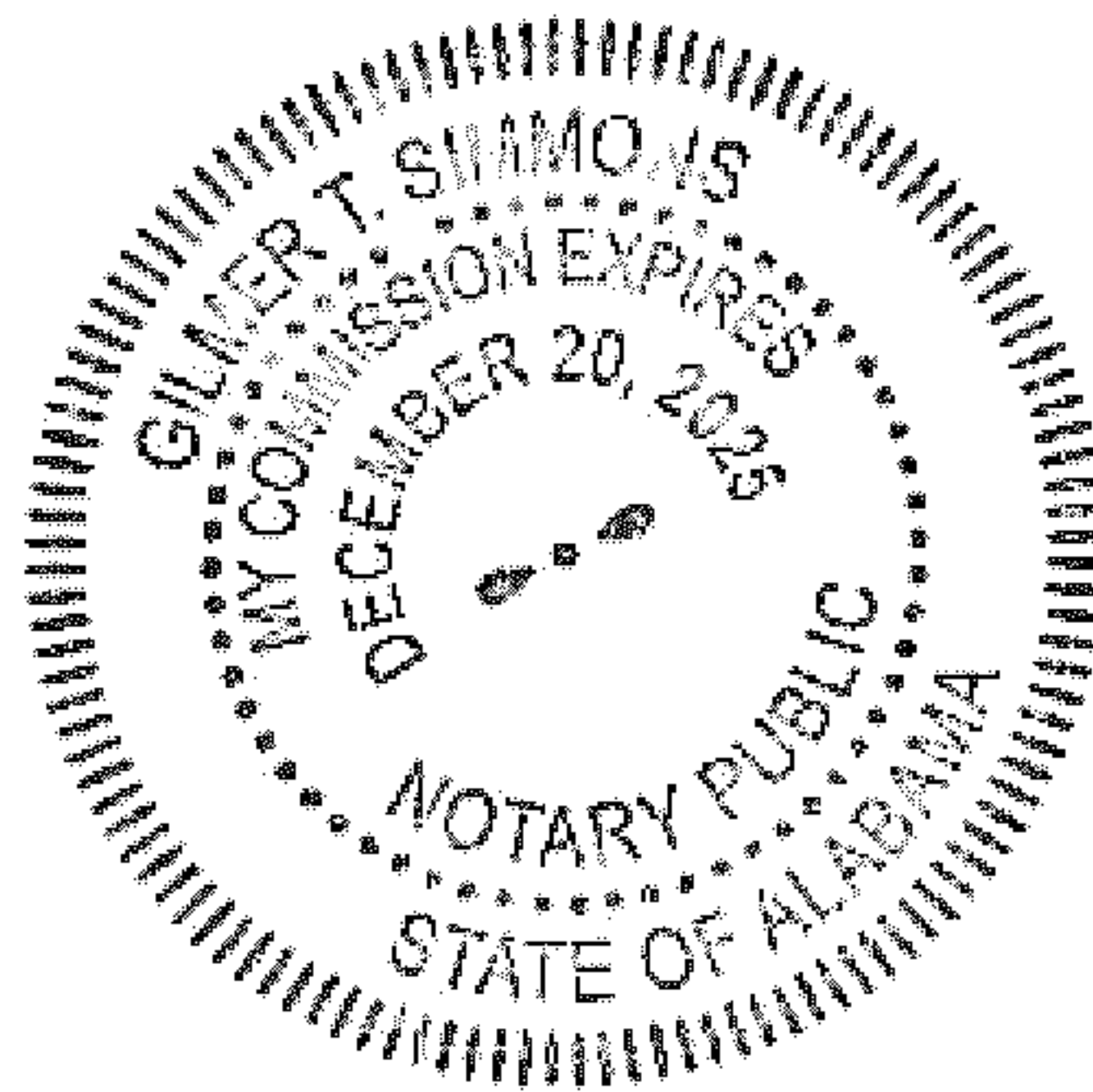
IN WITNESS WHEREOF, I have set my hand and seal, this **29th** day of **February, 2024**.

 (Seal)  
**Maegan Osborn Rice**

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Maegan Osborn Rice**, 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 the **29th** day of **February, 2024**.



  
**Notary Public: Gilmer T. Simmons**  
**My Commission Expires: 12/20/2025**

**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: **Maegan Osborn Rice**  
 Mailing Address: **200 Peacock Drive**  
**Alabaster, Alabama, 35007**

Date of Sale: **February 29th, 2024**Total Purchase Price: **\$1,775,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **200 Peacock Drive**  
**Alabaster, Alabama, 35007**

Grantee Name: **Stephen Jordan**Grantee Name: **Leigh Jordan**

Mailing Address: \_\_\_\_\_

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☐ Appraisal☐ Sales Contract☐ Other \_\_\_\_\_☒ Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: **February 29th, 2024**Print: G. Imer T. Simmons☐ Unattested

(verified by)

Sign: G. Imer T. Simmons

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****03/01/2024 09:39:26 AM****\$1803.00 JOANN****20240301000055090***Allen S. Bayl*