

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE,
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Norman Dewayne Bice and wife, Kimberly Dobbs Bice* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Norman Dewayne Bice and Kimberly Dobbs Bice, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama and run North along the East line of said quarter-quarter line for 193.58 feet to point of beginning; thence North 02 degrees 04 minutes 00 seconds East for 314.42 feet; thence South 89 degrees 47 minutes 50 seconds West for 495.30 feet; thence South 04 degrees 26 minutes 26 seconds West for 190.00 feet; thence South 09 degrees 56 minutes 22 seconds East for 126.82 feet; thence North 89 degrees 47 minutes 00 seconds East for 491.71 feet; more or less, to point of beginning.

Together with right of ingress and egress over and across easement as set out in Real Book 259, Page 459 and "Triple B Drive".

SUBJECT TO:

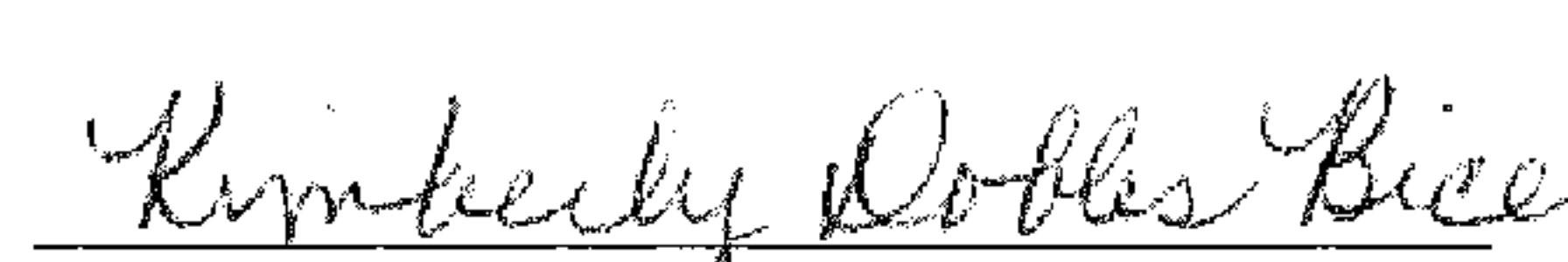
1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of March, 2024.

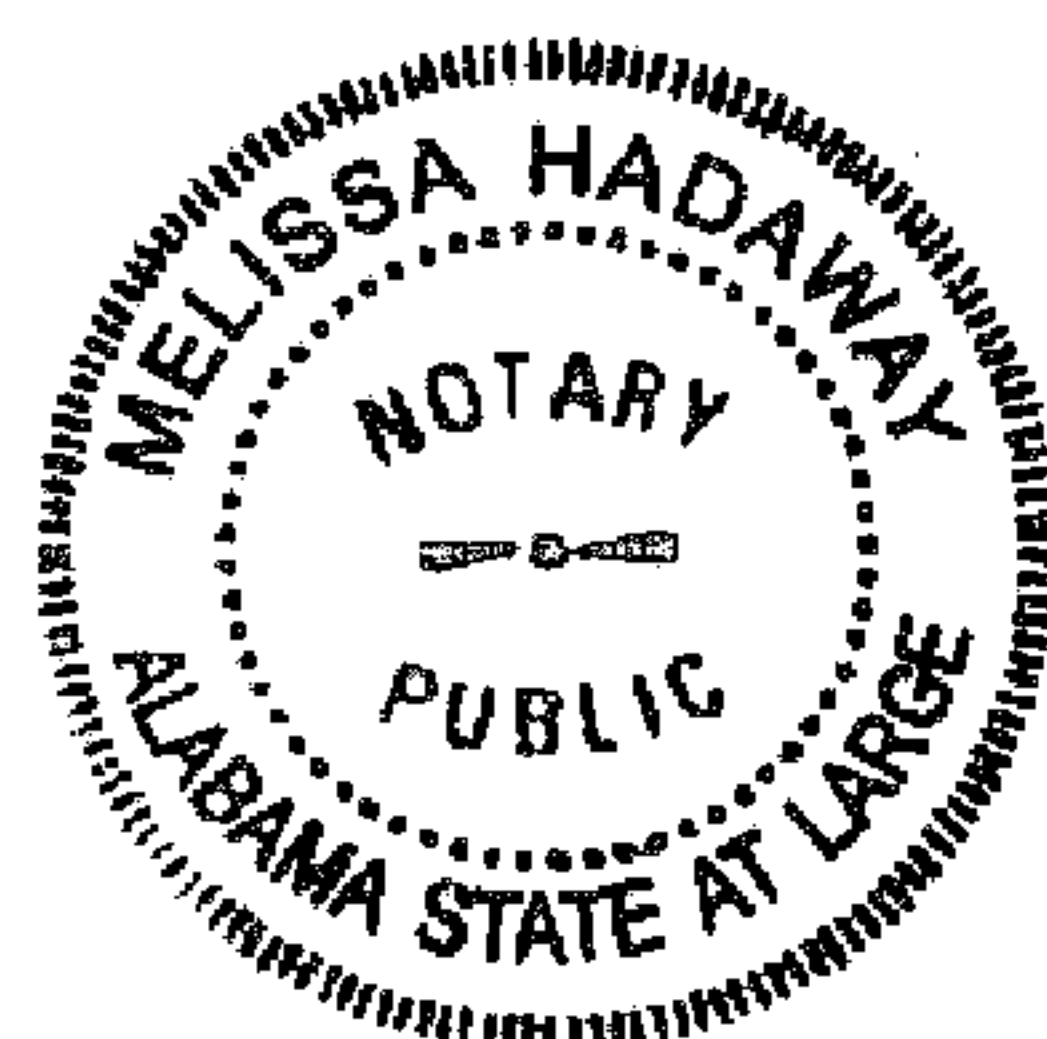

Norman Dewayne Bice

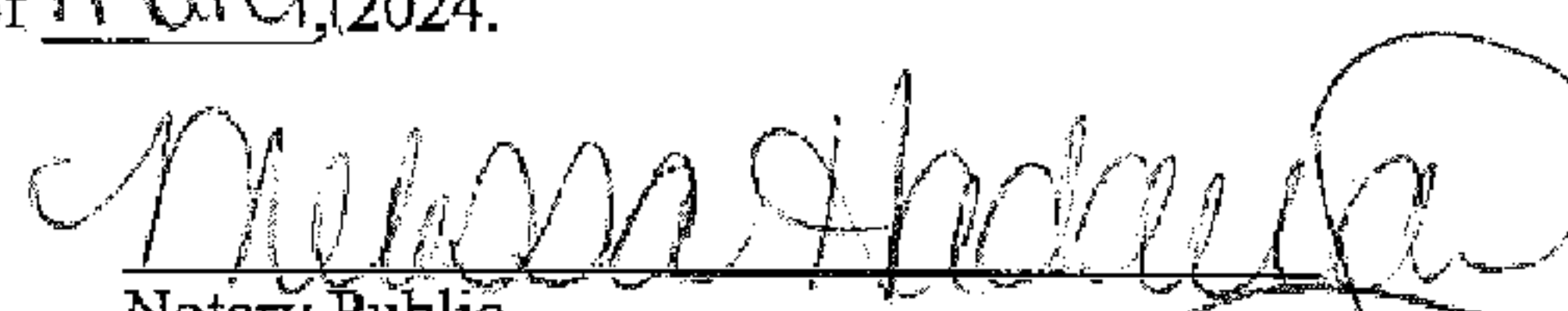

Kimberly Dobbs Bice

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Norman Dewayne Bice and Kimberly Dobbs Bice*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 2024.




Notary Public
My Commission Expires:
MY COMMISSION EXPIRES NOVEMBER 13, 2027

Real Estate Sales Validation Form

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

Grantor's Name	<u>NORMAN BICE</u>	Grantee's Name	<u>NORMAN BICE</u>
Mailing Address	<u>133 Triple B Dr.</u> <u>Montevallo, AL</u> <u>35115</u>	Mailing Address	<u>133 Triple B Dr.</u> <u>Montevallo, AL</u> <u>35115</u>
Property Address	<u>133 Triple B Dr.</u> <u>Montevallo, AL</u> <u>35115</u>	Date of Sale	<u>3-27-24</u>
		Total Purchase Price	<u>\$ 513,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 § 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 3-27-24Print Mike T. Adkinson

Unattested

(verified by)

Sign Mike T. Adkinson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/10/2024 02:49:17 PM
 \$538.50 PAYGE
 20240610000172270

Allen S. Bayl