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20120615000212490 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/15/2012 01:28:24 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

Parcel ID: 09-8-27-0-004-094.000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT LISA B. RITCHIE, formerly known as LISA M. BURKE, a married woman, joined by her spouse, CHRISTOPHER M. RITCHIE (herein, "Grantor"), whose address is 202 Chesser Park Drive, Chelsea, AL 35043, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to LISA B. RITCHIE and CHRISTOPHER M. RITCHIE, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 202 Chesser Park Drive, Chelsea, AL 35043, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 202 Chesser Drive, Chelsea, AL 35043

SOURCE OF TITLE: Instrument Number 20070321000129320

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 25th day of May, 2012.

GRANTOR:

Lisa B. Ritchie, formerly known as Lisa M. Burke (SEAL)
Lisa B. Ritchie, formerly known as

Lisa B. Burke

M. YBR FKA YMB

Christopher M. Ritchie (SEAL)
Christopher M. Ritchie

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Lisa B. Ritchie, formerly known as Lisa M. Burke, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 20 12.

[Affix Notary Seal]

Karen K Machen

SIGNATURE OF NOTARY PUBLIC Karen K Machen

My commission expires: 07-06-2013

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Christopher M. Ritchie, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 20 12.

[Affix Notary Seal]

Karen K Machen

SIGNATURE OF NOTARY PUBLIC Karen K Machen

My commission expires: 07-06-2013

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

LISA B. RITCHIE
CHRISTOPER M. RITCHIE
202 CHESSER PARK DRIVE
CHELSEA, AL 35043

The Grantee's address is:

LISA B. RITCHIE
CHRISTOPER M. RITCHIE
202 CHESSER PARK DRIVE
CHELSEA, AL 35043



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EXHIBIT A

[Legal Description]


The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 94A, according to the Resurvey of Lot 94 of Cottages at Chesser, Phase I, recorded in Map Book 34, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 34 page 84 and Inst. #2002-10788 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rightsof-way, building setback lines and any other matters of record.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.


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