

PURCHASE MONEY MORTGAGE



20141028000339810 1/2 \$61.00  
Shelby Cnty Judge of Probate, AL  
10/28/2014 10:50:22 AM FILED/CERT

STATE OF ALABAMA )  
 )  
COUNTY OF Shelby )

**JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Rosalie Ritchey**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **Nicholas Ritchey and Sandy Ritchey**,(hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 63, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his/her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 20th day of October, 2014.

\_\_\_\_\_  
Rosalie Ritchey

\_\_\_\_\_  
\_\_\_\_\_

Shelby County, AL 10/28/2014  
State of Alabama  
Deed Tax: \$44.00

STATE OF ALABAMA )  
 )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rosalie Ritchey**, 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 Instrument signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of October, 2014.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 7/12/15

Document Prepared by:  
E.B. Strong, Esq.  
Strong Law Firm, P.C. 300 Vestavia Pkwy., Ste. 3200 Birmingham, AL 35216



Real Estate Sales Validation Form

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

Grantor's Name Rosalie N. Ritchey
Mailing Address 6213 Woodhaven Trc. Hoover, AL 35244

Grantee's Name Nicholas and Sandy Ritchey
Mailing Address 6498 Quail Run Drive Pelham, AL 35124

Property Address 6498 Quail Run Drive Pelham, AL 35124

Date of Sale 10/14/14
Total Purchase Price \$ 260,000.00

Actual Value or Assessor's Market Value
Barcode: 20141028000339810 2/2 \$61.00
Shelby Cnty Judge of Probate, AL
10/28/2014 10:50:22 AM FILED/CERT

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

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 10/20/14

Print Nicholas Ritchey

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one