


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20181204000423110 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
12/04/2018 08:55:29 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Five Thousand and no/100 Dollars (\$65,000.00)** and other good and valuable consideration to the undersigned grantor,

Leigh Ann Ricketts as Personal Representative of the Estate of Ann S. Ricketts, deceased in Case No. PR-2009-000165 in the Probate Court of Shelby County, Alabama,

in hand paid by the grantee,

Leigh Ann Ricketts

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to:

2018 and subsequent years ad valorem taxes.

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.


Building lines, easements and restrictions shown by recorded map.

Harold Ricketts purchased this property on the 30th day of July, 2002 and the deed evidencing that purchase was recorded in the Office of the Judge of Probate of Shelby County, Alabama on August 8, 2002 in Instrument 20020807000372900. He died testate on February 25, 2007 and under the Last Will and Testament of Harold M. Ricketts, which was filed for probate in Case No. PR-2009-000164 in the Probate Court of Shelby County, Alabama, this property passed to his wife, Ann S. Ricketts. Ann S. Ricketts died testate on May 30, 2008 and under the Last Will and Testament of Ann S. Ricketts, which was filed for probate in Case No. PR-2009-000165 in the Probate Court of Shelby County, Alabama, this property passed to her daughters, Leigh Ann Ricketts and Jan Glasgow. Jan R. Glasgow conveyed her portion to Leigh Ann Ricketts in that Deed dated July 23, 2010 and recorded in Instrument 20100728000240320 in the Office of the Judge of Probate of Shelby County, Alabama on July 28, 2010.

TO HAVE AND TO HOLD, to the said grantee, Leigh Ann Ricketts and her heirs and assigns forever.

And grantor covenants with the said grantee, her heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that it is free of all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid and that grantor, its successors and assigns 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, the undersigned, Leigh Ann Ricketts as Personal Representative of the Estate of Ann S. Ricketts, deceased in Case No. PR-2009-000165 in the Probate Court of Jefferson County, Alabama has hereunto set her hand and seal on this the 8th day of October, 2018.


Leigh Ann Ricketts as Personal
Representative of the Estate
of Ann S. Ricketts, deceased in
Case No. PR-2009-000165 in
the Probate Court of Shelby
County, Alabama,

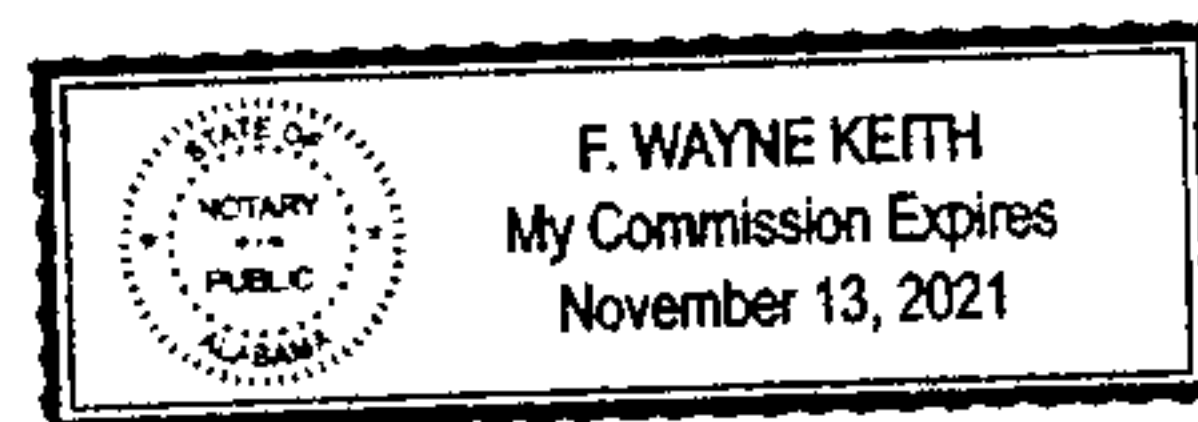
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Leigh Ann Ricketts as Personal Representative of the Estate of Ann S. Ricketts, deceased in Case No. PR-2009-000165 in the Probate Court of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she, as Personal Representative of the Estate of Ann S. Ricketts, deceased in Case No. PR-2009-000165 in the Probate Court of Shelby County, Alabama, executed the same voluntarily and as the act of the Personal Representative of the Estate of Ann S. Ricketts, deceased in Case No. PR-2009-000165 in the Probate Court of Shelby County, Alabama, on the day the same bears date


Given under my hand and seal this the 8th day of October, 2018.



Notary Public



SEND TAX NOTICE TO:
Leigh Ann Ricketts
129 Cambridge Pointe Circle
Alabaster, Alabama 35007


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Real Estate Sales Validation Form

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

Grantor's Name: Estate of Ann S. Ricketts
Mailing Address : 129 Cambridge Pointe Circle
Alabaster, Alabama 35007
Grantee's Name: Leigh Ann Ricketts
Mailing Address: 129 Cambridge Pointe Circle
Alabaster, Alabama 35007
Property Address: 129 Cambridge Pointe Circle
Alabaster, Alabama 35007
Date of Transfer: October 8, 2018
Total Value: \$65,000.00

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		Appraisal
Sales Contract	x	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.

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: October 8, 2018

Sign



F. Wayne Keith - Attorney

x

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