

20070501000199660 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/01/2007 09:21:03AM FILED/CERT

This Instrument Was Prepared By:
John A. Howard, Jr., Esquire
Kaufman & Rothfeder, P.C.
2660 Eastchase Lane, Suite 300
Montgomery, Alabama 36117
K&R File No. 2513.2001

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Lindon Allen and Lois Allen, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **November L. Ritchey** (hereinafter referred as GRANTEE), her heirs and assigns, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 63, according to the Survey of Phase One Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

For ad valorem tax purposes, the tax identification number is 13-6-13-4-006-063-000; the property address is 292 Hidden Creek Trail, Pelham, Alabama 35124; and the mailing address of the GRANTEE is 292 Hidden Creek Trail, Pelham, Alabama 35124.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their heirs, successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, unless otherwise noted above, that GRANTEE is entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 26th day of April, 2007.

Lindon Allen
Lindon Allen

Lois Allen
Lois Allen

STATE OF ALABAMA

COUNTY OF MONTGOMERY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lindon Allen and Lois Allen, whose names are signed to the foregoing conveyance, and who are 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 the 26th day of April, 2007.

John A. Howard, Jr.
Notary Public
John A. Howard, Jr.

My Commission Expires:
11/09/2009

