

THIS INSTRUMENT PREPARED BY:  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
SCOTT KIDD  
122 HIGH HAMPTON DRIVE  
PELHAM, ALABAMA 35124

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Ten Thousand and 00/100 Dollars (\$610,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, E. RITTER & COMPANY, INC., an Arkansas corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto SCOTT KIDD AND KATHY KIDD (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 81A, ACCORDING TO THE RESURVEY OF LOTS 78, 79, 80, 81 AND 82, HIGH HAMPTON, SECTOR 1, AS RECORDED IN MAP BOOK 38, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**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 shall take as tenants in common.

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by JOE CLARK, as VICE-PRESIDENT of E. RITTER & COMPANY, INC., an Arkansas corporation who is authorized to execute this conveyance has hereunto set its signature and seal, this 26 day of JANUARY, 2012.

E. RITTER & COMPANY, INC.

By:   
JOE CLARK, VICE-PRESIDENT

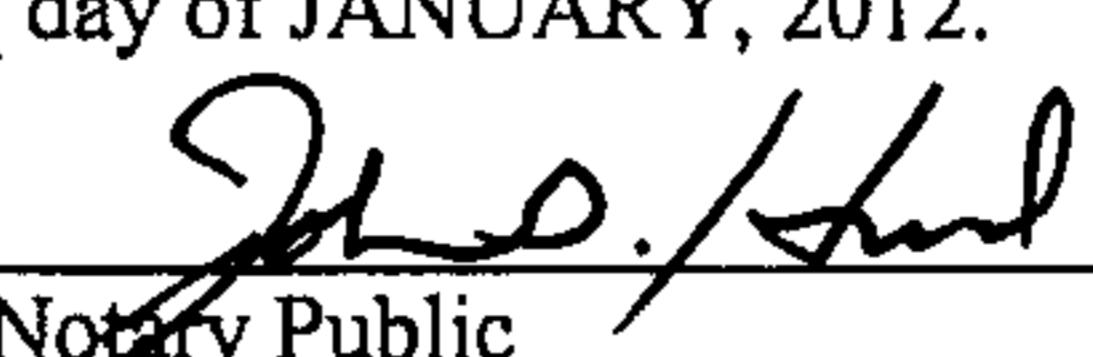
STATE OF ARKANSAS )

Craighead COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOE CLARK, whose name as Vice-President of E. RITTER & COMPANY, INC., an Arkansas corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26<sup>th</sup> day of JANUARY, 2012.

John D. Hood  
Notary Public - Arkansas  
Poinsett County  
My Commission Expires 11-15-2014  
#12348982

  
Notary Public

My Commission Expires: 11-15-2014



2012020900048450 1/1 \$622.00  
Shelby Cnty Judge of Probate, AL  
02/09/2012 11:14:07 AM FILED/CERT

Shelby County, AL 02/09/2012  
State of Alabama  
Deed Tax: \$610.00