

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William Price

217 Starboard Dr.
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND DOLLARS and NO/00 (\$7,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **L.A. Ritter and wife, Judy R. Ritter (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **William Price (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 8 in Block 9, according to Glasscock's Subdivision of Spring Creek according to the survey of J.R. McMillen dated August 19, 1957, which said map of Glasscock's Subdivision of Spring Creek is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 23.

Also the right of ingress and egress and free right to use the launching area for said subdivision for the purpose of launching their boats therefrom.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of August, 2012.


L.A. Ritter
L.A. Ritter

Judy R. Ritter
Judy R. Ritter

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **L.A. Ritter and Judy R. Ritter**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2012.


20120828000324870 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/28/2012 02:54:08 PM FILED/CERT

Michael T. Atchison
Notary Public
My Commission Expires: _____

Shelby County, AL 08/28/2012
State of Alabama
Deed Tax: \$7.00

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

Real Estate Sales Validation Form

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

Grantor's Name L. A. R. Her
Mailing Address 912 Jackson Trail
Autona AL 35952

Grantee's Name William Price
Mailing Address 217 Starboard Dr
Shelby AL 35143

Property Address Lot 8, Block 9
Glasscocks Sub.

Date of Sale 8-24-12
Total Purchase Price \$ 7000.00
or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

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 person 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, Section 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, Section 40-22-1(h).

Date 8-24-12

Print William Price

☐ Unattested _____
(verified by)

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

