


After Recording Send Tax Notice To:
George or Grace Ritter
4940 Sussex Road
Birmingham, AL 35242


20120914000351200 1/3 \$271.50
Shelby Cnty Judge of Probate, AL
09/14/2012 02:38:17 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHLEBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **George R. Ritter, Jr. and Grace E. Ritter, also known as Grace M. Bartlett**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **Geroge R. Ritter, Jr. and Grace E. Ritter, Trustees of the Ritter Family Trust dated July 27, 2012, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 37, according to the Survey of Meadow Brook
Second Sector, Third Phase, as recorded in Map Book
9, Page 105 in the Office of the Judge of Probate of
Shelby County, Alabama.***

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.


Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

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

Shelby County, AL 09/14/2012
State of Alabama
Deed Tax: \$252.50

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 27th day of July, 2012.


George R. Ritter, Jr.

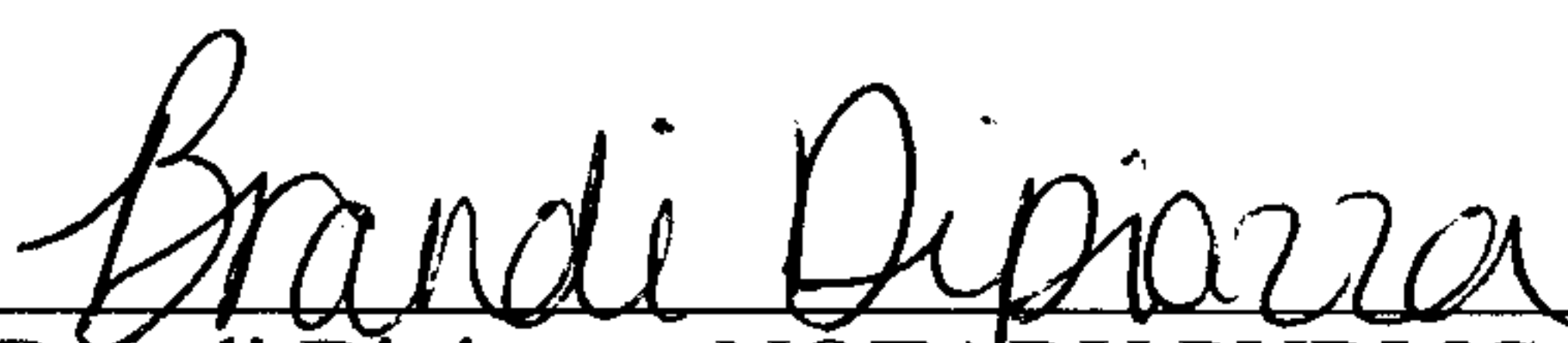

Grace E. Ritter

STATE OF ALABAMA

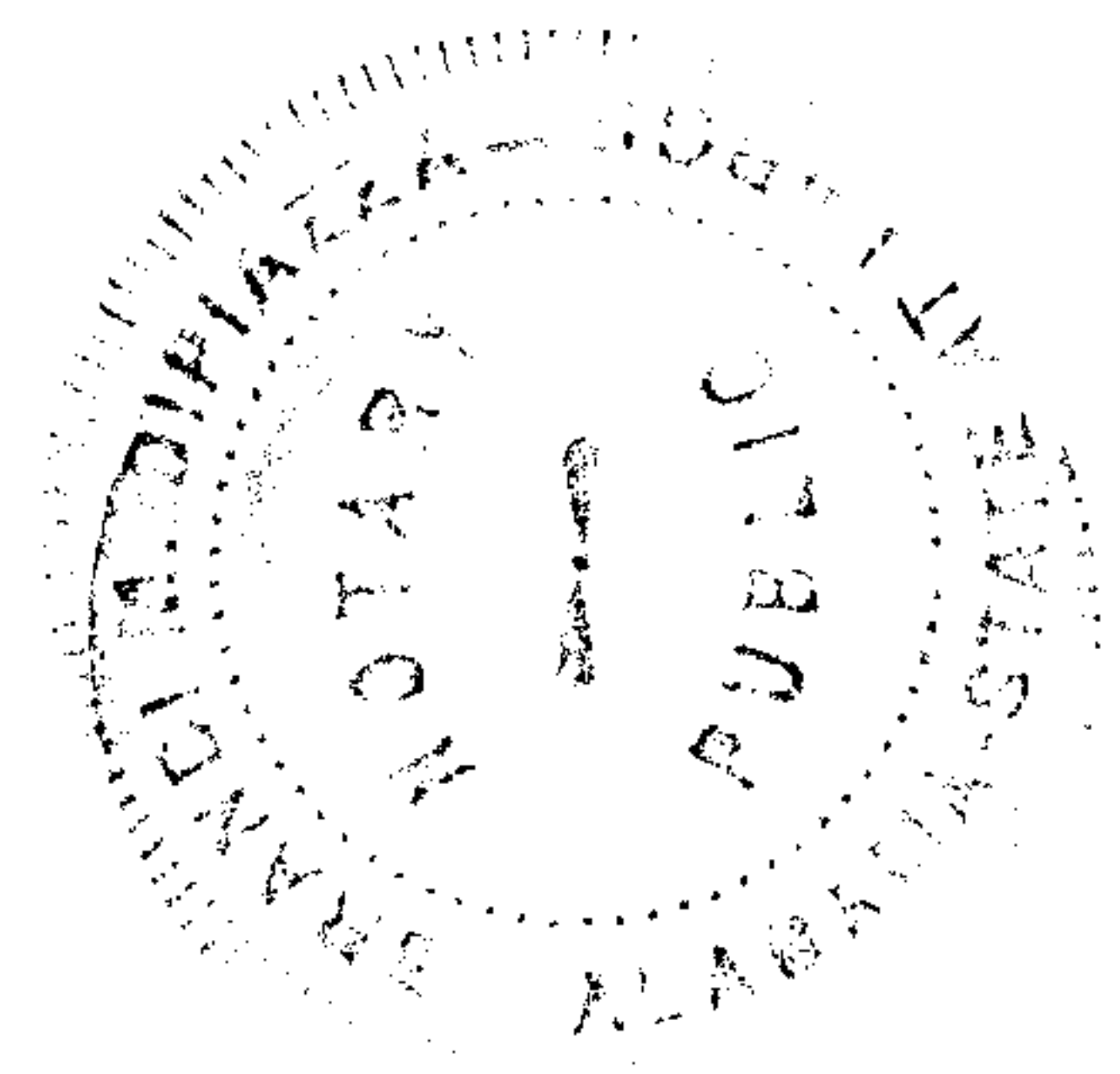
COUNTY OF SHELBY


I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that George R. Ritter, Jr., and Grace E. Ritter, also known as Grace M. Bartlett, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 of office
this 27th day of July, 2012.


Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281




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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 George + Grace Ritter
Mailing Address 4940 Sussex Road
Birmingham, AL 35242

Grantee's Name Ritter Family Trust
Mailing Address 4940 Sussex Road
Birmingham, AL 35242

Property Address 4940 SUSSEX Road
Birmingham, AL 35242

Date of Sale July 27, 2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 252,200.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Assessor's Market Value

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 7/27/12

Print John R. Holliman

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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