


This Instrument Was Prepared By:  
David F. Ovson

2807 Cahaba Road  
Birmingham, AL 35223

  
20130501000176590 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/01/2013 09:48:06 AM FILED/CERT

Send Tax Notice To:

James M. Ray  
Amanda N. Ray  
245 Miller Circle  
Indian Springs, AL 35124

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that by Letters Testamentary issued the 25<sup>th</sup> day of September, 2012, by the Judge of Probate of Shelby County, Alabama, In The Matter of the Estate of Donald O'Dell Ricketts, deceased, Probate Case No. PR-2012-000563, Thomas L. Ricketts, as Personal Representative of the Estate of Donald O'Dell Ricketts, deceased, was authorized to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing, and the sum of **Two Hundred Nineteen Thousand no/100 Dollars (\$219,000.00)** in hand paid by James M. Ray, Jr. and Amanda N. Ray, and in conformity with and pursuant to the authority of said Letters Testamentary and the Last Will and Testament of **Donald O'Dell Ricketts, I, Thomas L. Ricketts, as Personal Representative of the Estate of Donald O'Dell Ricketts, deceased, Probate Case No. PR-2012-000563** (hereinafter referred to as GRANTOR) does hereby grant, bargain, and convey unto **James M. Ray, Jr. and Amanda N. Ray** (hereinafter referred to as GRANTEE), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 4, according to the Survey of Indian Ridge Estaes, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Two Hundred Fifteen Thousand Thirty Three and No/100 Dollars (\$215,033.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 herein shall take as tenants in common.

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

**TO HAVE AND TO HOLD** all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5<sup>th</sup> day of April, 2013.




**Thomas L. Ricketts, Personal Representative of the Estate of Donald O'Dell Ricketts, deceased, Shelby County Probate Case No. PR-2012-000563**

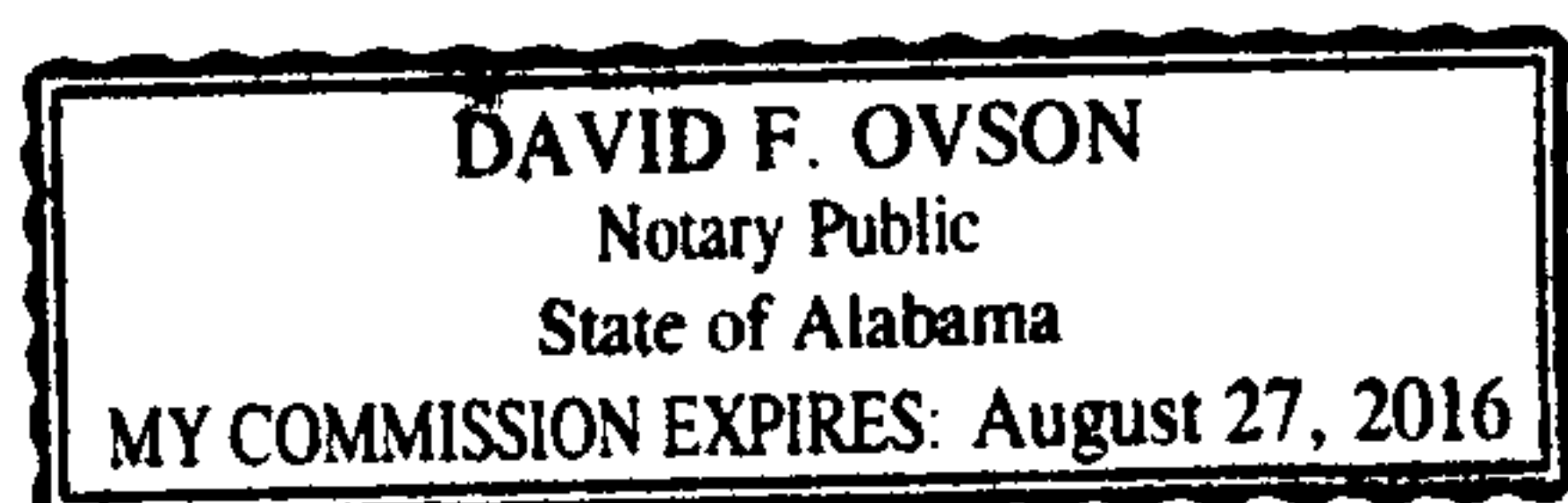
**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said county in said state, hereby certify Thomas L. Ricketts, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Donald O'Dell Ricketts, deceased, Probate Case No. PR-2012-000563, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily, pursuant to the authority of the of the Judge of Probate of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of April, 2013.

  
**Notary Public**

My Commission Expires:



Shelby County, AL 05/01/2013  
State of Alabama  
Deed Tax: \$4.00



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 Donald O'Dell Ricketts	Grantee's Name	James M. Ray and Amanda N. Ray
Mailing Address	245 Miller Circle Indian Springs, AL 35124	Mailing Address	3818 South Shades Crest Hoover, AL 35244
Property Address	245 Miller Circle Indian Springs, AL 35124	Date of Sale	April 5, 2013
		Total Purchase Price	\$219,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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.

**Instructions**

Grantor's name and mailing address - Estate of Donald O'Dell Ricketts, 245 Miller Circle, Indian Springs, AL 35124.

Grantee's name and mailing address - James M. Ray and Amanda N. Ray, 3818 South Shades Crest, Hoover, AL 35244.

Property address - 245 Miller Circle, Indian Springs, AL 35124

Date of Sale - April 5, 2013.

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: April 5, 2013

Sign Ellen H. Zeh  
Agent



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