



20131003000396130 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
10/03/2013 09:20:25 AM FILED/CERT

Send Tax Notice to:

Mack and Georganna Ritch
8420 Highway 42
Shelby, Alabama 35143

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P.O. Box 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and No/100 Dollars (\$20,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **JAMES RICHARD THOMPSON, an unmarried man** (herein referred to as Grantor), do grant, bargain, sell and convey unto **MACK RITCH and wife, GEORGINNA RITCH** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Approximately 6.08 acres in the NW-1/4 of NW-1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Starting at the NW corner of said Section 11 run east along the north Section line 290.3 feet to the point of beginning; from the point of beginning thus obtained, run south parallel with the west line of said Section 11, 741.5 feet to the center line of a public road, thence run easterly along the center line of said public road 358 feet, thence run north parallel with the west line of said Section 11, 739.7 feet to the north line of said Section 11, thence run west along the north line of Section 11, 357.3 feet to the point of beginning.

Subject to right-of-way for public road, and any easements of record

Less and except the following described property:

Commence at the Northwest corner of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence north 89 degrees 15 minutes 05 seconds east along the north line of said section a distance of 290.47' to a point; thence run south 00 degrees 12 minutes 32 seconds west a distance of 484.27' to a set rebar corner and the point of beginning of the property being described; thence continue south 00 degrees 12 minutes 32 seconds west a distance of 220.00' to a set rebar corner on the north margin of Shelby County Highway No-46; thence run north 86 degrees 47 minutes 44 seconds east along the north margin of said Highway 46 a distance of 183.48' to a set rebar corner; thence run north 00 degrees 17 minutes 31 seconds west a distance of 142.96' to a set rebar corner; thence run north 47 degrees 48 minutes 03 seconds west a distance of 99.03' to a set rebar corner; thence run north 89 degrees 51 minutes 39 seconds west a distance of 108.30' to the point of beginning containing 0.84 of an acre, more or less.

ALL OF ABOVE PROPERTY CONVEYED HEREIN SUBJECT TO:
Life interest or life estate reserved by Grantor.

Shelby County, AL 10/03/2013
State of Alabama
Deed Tax: \$20.00

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever, subject to the life interest or life estate reserved by the Grantor; 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, as provided herein, 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 Grantees, their heirs and assigns, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of October, 2013.


JAMES RICHARD THOMPSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES RICHARD THOMPSON, an unmarried man**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October 2013.


Notary Public
My Commission Expires: 12-28-14

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name James Richard Thompson
Mailing Address 1737 Highway 46
Shelby, Alabama 35143

Grantee's Name Mack and Georganna Ritch
Mailing Address 8420 Highway 42
Shelby, Alabama 35143

Property Address 1737 Highway 46
Shelby, Alabama 35143

Date of Sale October 1, 2013

Total Purchase Price \$ 20,000.00

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)

☐ 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 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 10/1/13

Sign James R. Thompson
(Grantor/Grantee/Owner/Agent) circle one

Print James R. Thompson

☐ Unattested

(Verified by)