

Send tax notice to: ^{CD} William C. Davis, Jr.

2113-Garland Dr. Vestavia AL 35216
This instrument was prepared by: Jones & Associates, 1025 Montgomery Highway, Vestavia,
Al. 35216

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy-two thousand five hundred and no/100 (\$72,500.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

✓ V. Alan Ritchey, an unmarried man whose mailing address is:
513 Winton Terr, NE Atlanta GA 30308

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

William C. Davis, Jr. whose mailing address is:
2113-Garland Dr. Vestavia AL 35216

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3429 Wildewood Dr. Pelham, AL. 35124** to-wit:

Lot 14, Block 1, according to the Survey of Wildewood Village-Fist Addition, as recorded in Map Book 8, page 38 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$54,375.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.



20150203000035740 1/2 \$35.50
Shelby Cnty Judge of Probate, AL
02/03/2015 10:34:15 AM FILED/CERT

Shelby County, AL 02/03/2015
State of Alabama
Deed Tax: \$18.50

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29 day of January, 2015.

X Alan Ritchey (Seal)
V. ALAN RITCHEY

_____(Seal)

STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that V. Alan Ritchey, an unmarried man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of January, 2015.

X Jacqueline Chambers
NOTARY PUBLIC

My commission expires: Sept. 29, 2018

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