

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Alfred A. Ratcliffe III
208 Stone Circle
Pelham, AL 35124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, 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, **Alfred A. Ratcliffe, III, an unmarried man and Leann Ratcliffe, an unmarried woman, whose mailing address is 208 Stone Circle, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alfred A. Ratcliffe III, whose mailing address is 208 Stone Circle, Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 208 Stone Circle, Pelham, AL 35124**; to wit;

LOT 166, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN, THIRD ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 of the Deed is being paid by a Mortgage being recorded simultaneously herewith.

This Deed is being prepared pursuant to that Final Divorce Decree Case No. DR 2015-900274.00.

Leann Ratcliffe has been paid in full her half equity in the above described property.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 15.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

Easement/Right-of-way to Southern Bell Telephone and Telegraph as recorded in Instrument 1992-13515.

Easement/Right-of-way to Alabama Power Company as recorded in Book 247, Page 891 and Book 225, Page 226.

Easement/Right-of-way to City of Birmingham as recorded in Instrument 1994-7090.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 326, Page 951.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1999-38524 in the Probate Office of Shelby County, Alabama.

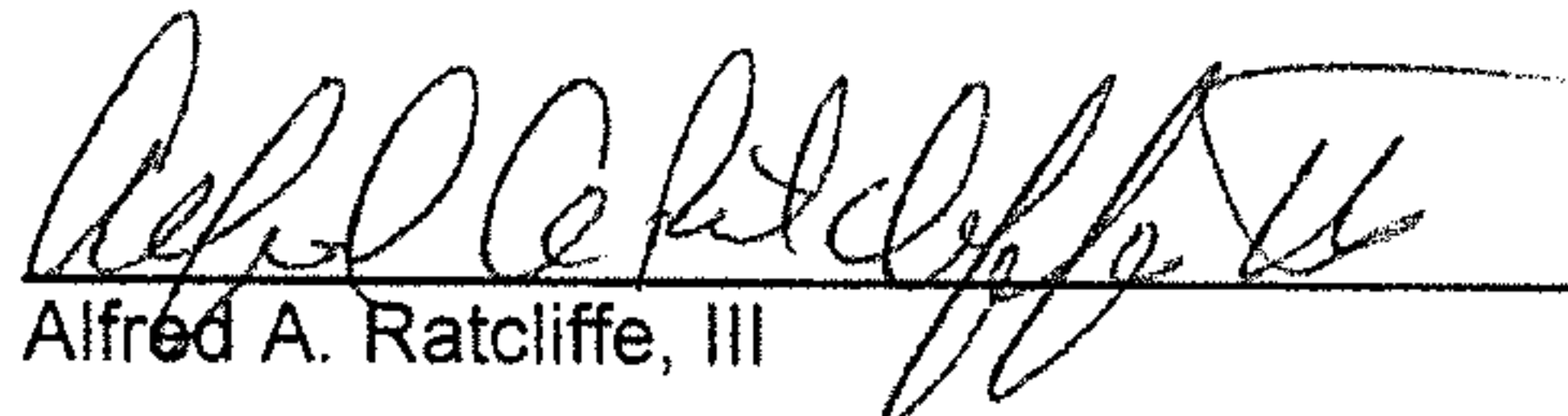
Covenants for storm water runoff control recorded i Instrument No. 2000-4302 and Instrument No. 2000-2135.

Easement to Colonial Pipeline recorded in Book 268, page 817.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of June, 2015.


Alfred A. Ratcliffe, III


Leann Ratcliffe

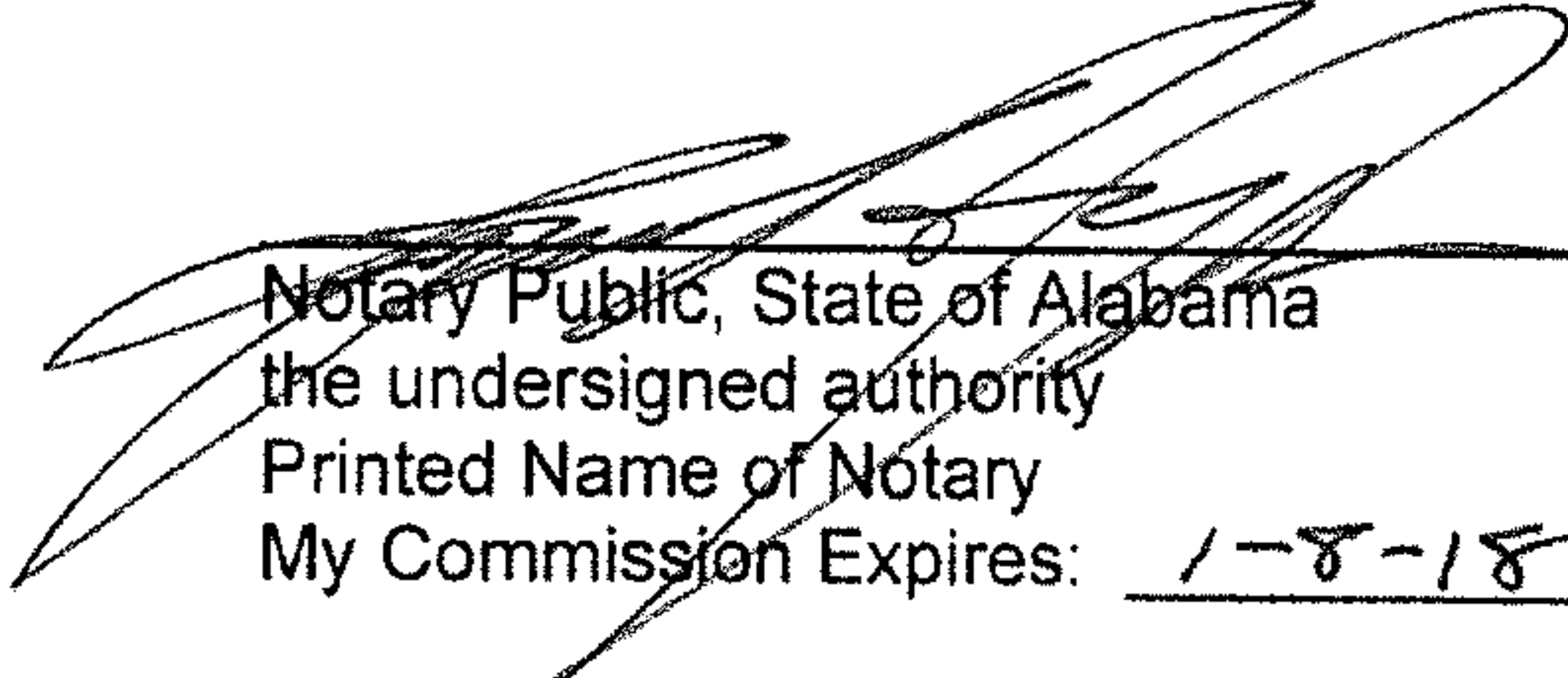
State of Alabama

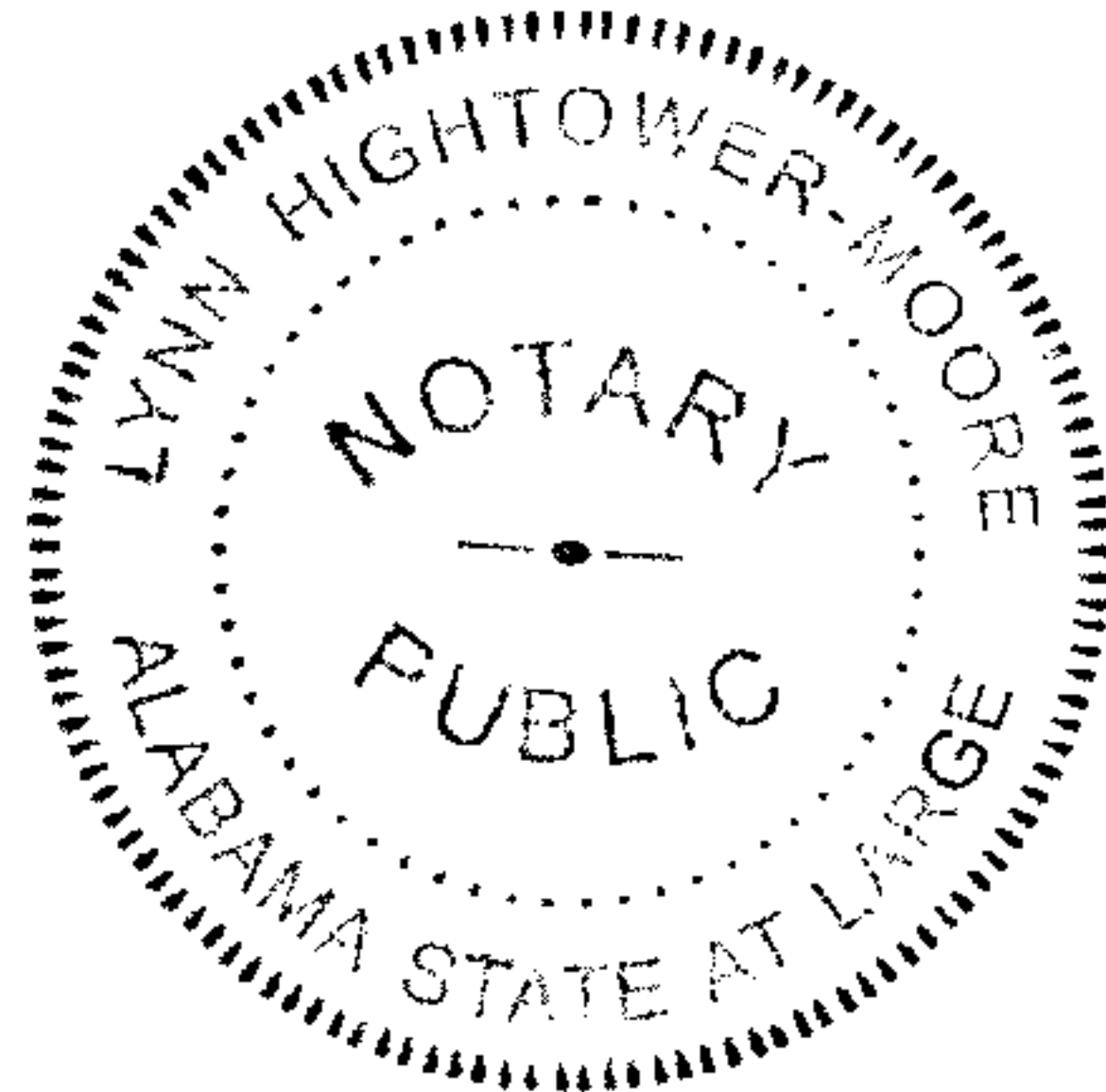
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Alfred A. Ratcliffe, III, an unmarried man and Leann Ratcliffe, an unmarried woman, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of June, 2015.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 1-8-18



Real Estate Sales Validation Form

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

Grantor's Name Alfred A. Ratcliffe, III Leann Ratcliffe
Mailing Address 208 Stone Circle Pelham, 35124 35124
Property Address 208 Stone Circle Pelham, AL 35124
Grantee's Name Alfred A. Ratcliffe III
Mailing Address 208 Stone Circle Pelham, AL 35124
Date of Sale June 01, 2015
Total Purchase Price
or
Actual Value
or
Assessor's Market Value 1/2 Value \$83,500

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 of 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 June 01, 2015

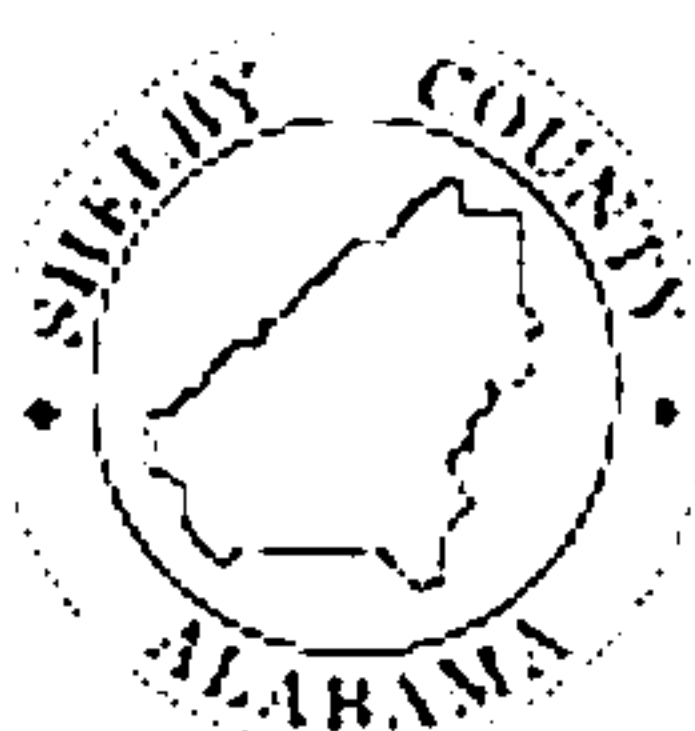
Unattested

(verified by)

Print LeAnn Ratcliffe

Sign LeAnn Ratcliffe (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 06/12/2015 11:09:51 AM \$103.50 CHERRY 20150612000196980

Handwritten signature