

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, One Thousand, Eight Hundred and no/100's Dollars (\$401,800.00)** to the undersigned grantors,

Janet Ricks Stevens and Sue Ricks Junkins aka Rebecca Sue Ricks Junkins as Personal Representatives of the Estate of Ella Ruth Ricks, deceased, Probate Case No. 2014-000409

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Burson T. Williams III and Paula H. Williams

as tenants in common, the following described real estate situated in Jefferson County, Alabama, to-wit:

The N ½ of the Southeast ¼ of Section 16, Township 21, Range 1 East, situated in Shelby County, Alabama.


Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Less and except any part of subject property lying within any road right-of-way.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Right-of-way granted to Alabama Power Company recorded in Deed Volume 231, Page 786.**

TO HAVE AND TO HOLD, to the said grantees as tenants in common, their heirs and assigns, forever.

And the Estate of Ella Ruth Ricks, by its Personal Representatives and theirs successors covenant with the said grantees, their heirs and assigns, that the Estate of Ella Ruth Ricks is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we, as the Personal Representatives of the Estate of Ella Ruth Ricks have a good right to sell and convey the same as aforesaid; that Estate of Ella Ruth Ricks will and its 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.

Shelby County, AL 08/27/2015
State of Alabama
Deed Tax:\$402.00


20150827000298410 1/3 \$424.00
Shelby Cnty Judge of Probate, AL
08/27/2015 01:09:06 PM FILED/CERT

IN WITNESS WHEREOF, we, Janet Ricks Stevens and Sue Ricks Junkins AKA Rebecca Sue Ricks Junkins as the Personal Representatives of the Estate of Ella Ruth Ricks have hereunto set our hands and seals, this the 19th day of April, 2015.

WITNESS:

The Estate of Ella Ruth Ricks, deceased

By: Janet Ricks Stevens
Janet Ricks Stevens
Personal Representative

The Estate of Ella Ruth Ricks, deceased

By: Sue Ricks Junkins
Sue Ricks Junkins aka Rebecca Sue Junkins
Personal Representative

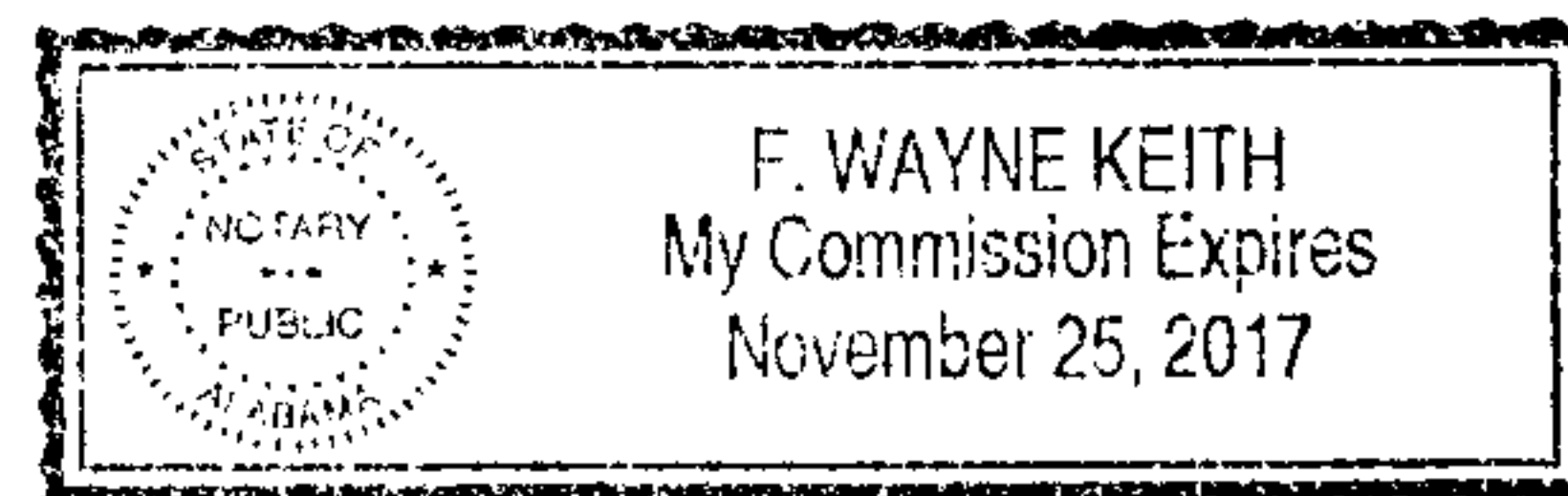
STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Janet Ricks Stevens and Sue Ricks Junkins AKA Rebecca Sue Ricks Junkins, whose names as Personal Representatives of the Estate of Ella Ruth Ricks, deceased are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they, in their capacity as Personal Representatives of the Estate of Ella Ruth Ricks, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19th day of August, 2015.

[Signature]
Notary Public

SEND TAX NOTICE TO:
Burson T. Williams III
1023 Williams Trace
Birmingham, Alabama 35242




20150827000298410 2/3 \$424.00
Shelby Cnty Judge of Probate, AL
08/27/2015 01:09:06 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Estate of Ella Ruth Ricks, deceased
Janet Ricks Stevens and Rebecca Sue Ricks
Junkins as Personal Representatives

Mailing Address : 312 Willow Crest Lane
Hoover, AL 35244

Grantee's Name: Burston T Williams III
Paula H Williams

Mailing Address: 1023 Williams Trace
Birmingham, AL 35242

Property Address: see legal description on deed

Date of Transfer: August 19, 2015

Total Purchase Price \$401,800.00

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: August 19, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1


20150827000298410 3/3 \$424.00
Shelby Cnty Judge of Probate, AL
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