

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:

3033 Hidden Forest Cove  
Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

20150908000311130

09/08/2015 10:05:59 AM

DEEDS 1/2

That in consideration of \$219,000.00, 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 Estate of Hugh W. Lillie, deceased, Probate Case No. PR-2014-000526, as recorded in the Probate Office of Shelby County, Alabama, whose mailing address is 80 Monroe Ave Ste 100 Memphis TN 38103 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard W. Ritz and Rose Marie Ritz, whose mailing address is 3033 Hidden Forest Cove Montevallo, AL 35115 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 3033 Hidden Forest Cove, Montevallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, 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.

Note: \$75,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 28th day of August, 2015.

Deed Effective 09/01/2015

Estate of Hugh W. Lillie, deceased, Probate  
Case No. PR-2014-000526

BY: Shawn R. Lillie  
Shawn R. Lillie, Personal Representative

State of Tennessee  
Shelby County

I, Dixie M. Burcham, a notary for said County and in said State, hereby certify that Shawn R. Lillie whose name as Personal Representative of the Estate of Hugh W. Lillie is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such his of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this 28th day of August, 2015.

X Dixie M. Burcham  
Notary Public  
Commission Expires: October 30, 2016

S14-3514HUD

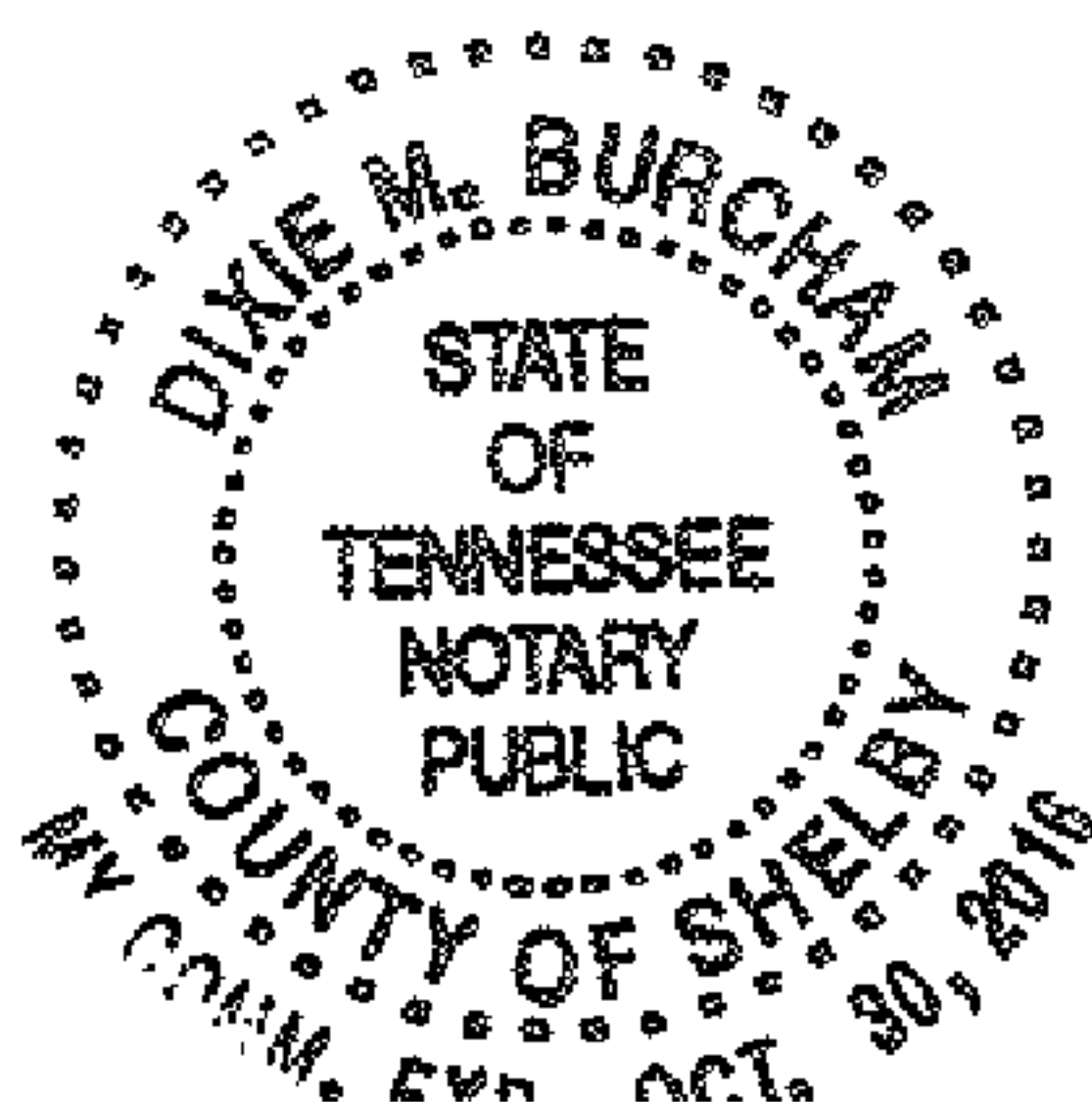


EXHIBIT "A"  
Legal Description

Lot 98, according to the Plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Hugh W. Lillie, deceased grantor herein, is the surviving grantee as shown on that certain deed recorded in Instrument No. 20110907000263680 Delores S. Lillie, other grantee having died on May 13, 2013



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/08/2015 10:05:59 AM  
\$236.00 CHERRY  
20150908000311130

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.