

Reli Settlement Solutions, LLC  
3595 Grandview Parkway Suite 600  
Birmingham, Alabama 35243

Send tax notice to:  
Leigh Anne Tucker  
126 Heather Lane  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, # 645  
Birmingham, Alabama 35243  
**BHM1500529**

STATE OF ALABAMA  
COUNTY OF SHELBY

**20160301000064660**  
**03/01/2016 11:51:14 AM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **One Hundred Seventy Four Thousand and 00/100 Dollars (\$174,000.00)** in hand paid to the undersigned, **Richard W. Ritz and Rose Marie Ritz as Trustees of the Richard W. Ritz and Rose Marie Ritz Revocable Living Trust, dated August 9, 2005** (hereinafter referred to as "Grantor"), by **Leigh Anne Tucker** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 202, according to the Survey of Ridge at Stonehaven Phase Two, as recorded in Map Book 28, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

**\$170,848.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Richard W. Ritz and Rose Marie Ritz as Trustees of the Richard W. Ritz and Rose Marie Ritz Revocable Living Trust, dated August 9, 2005, who are authorized to execute this conveyance, has caused this conveyance to be executed on this the 29th day of February, 2016.

  
Richard W. Ritz, Trustee


  
Rose Marie Ritz, Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard W. Ritz and Rose Marie Ritz as Trustees of the Richard W. Ritz and Rose Marie Ritz Revocable Living Trust, dated August 9, 2005, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, as such trustees and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this the 29th day of February, 2016.



  
Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: 4-14-2019

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Richard W. Ritz and Rose Marie Ritz, as Trustees	Grantee's Name	Leigh Anne Tucker
Mailing Address	of the Richard W. Ritz and Rose Marie Ritz	Mailing Address	126 Heather Lane
	Revocable Living Trust dated August 9, 2005		Pelham, AL 35124
	3033 Hidden Forest Cove, Montevallo, AL 35115		
Property Address	126 Heather Lane	Date of Sale	02/29/16
	Pelham, AL 35124	Total Purchase Price	\$ 174,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 2/29/16Print Caitlin Graham

Filed and Recorded  
 Official Public Records  
 tested by Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk (verified by)  
 Shelby County, AL  
 03/01/2016 11:51:14 AM  
 \$23.50 DEBBIE  
 20160301000064660

Sign Caitlin Graham  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**