

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Johnny Edwards  
42365 Hwy 25  
Vincent, AL 35178

WARRANTY DEED

20160426000136170 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/26/2016 08:20:47 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Four Thousand and NO/00 DOLLAR (\$74,000.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Shellie R. Ritch, an unmarried woman, Mackie G. Ritch and wife, Georganna L. Ritch, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Johnny Edwards, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NE 1/4 of the NW 1/4, Section 15, Township 19 South, Range 2 East, Shelby County, Alabama and run thence westerly along the north line of said 1/4 - 1/4 section 40.0' to a point, Thence turn 89° 27' left and run 252.64' to a point, Thence turn 17° 47' left and run 273.77 feet to the point of beginning of the property being described, Thence turn 16° 42' left and run southeasterly along the west margin of a paved public road a distance of 209.53' to a point, Thence turn 87° 48' 00" right and run southwesterly 323.10' to a point, Thence turn 94° 01' 00" right and run northwesterly 404.70' to a point, Thence turn 119° 11' 00" right and run easterly 354.69' to the point of beginning, containing 2.2 acres, more or less, and subject to all agreements, easements and/or limitations of record.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price is being paid by a purchase money mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of April, 2016.

Shellie R. Ritch  
Shellie R. Ritch

Mackie G. Ritch  
Mackie G. Ritch

Georganna L. Ritch  
Georganna L. Ritch

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Louise Jones Champion, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2016.

Mullen R. Jester  
Notary Public



My Commission Expires: 9-11-19



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name: Shellie R. Ritch, Mackie G. Ritch

Georganna L. Ritch

Mailing Address: 8420 Hwy 42  
Shelby AL 35143

Grantee's Name Johnny Edwards

Mailing Address 42365 Hwy 25  
Vincent, AL 35178

Property Address 535 Philip Drive  
Vincent, AL 35178

Date of Sale 4-22-16

Total Purchase Price \$ 74,000.00

or

Actual Value \$ \_\_\_\_\_

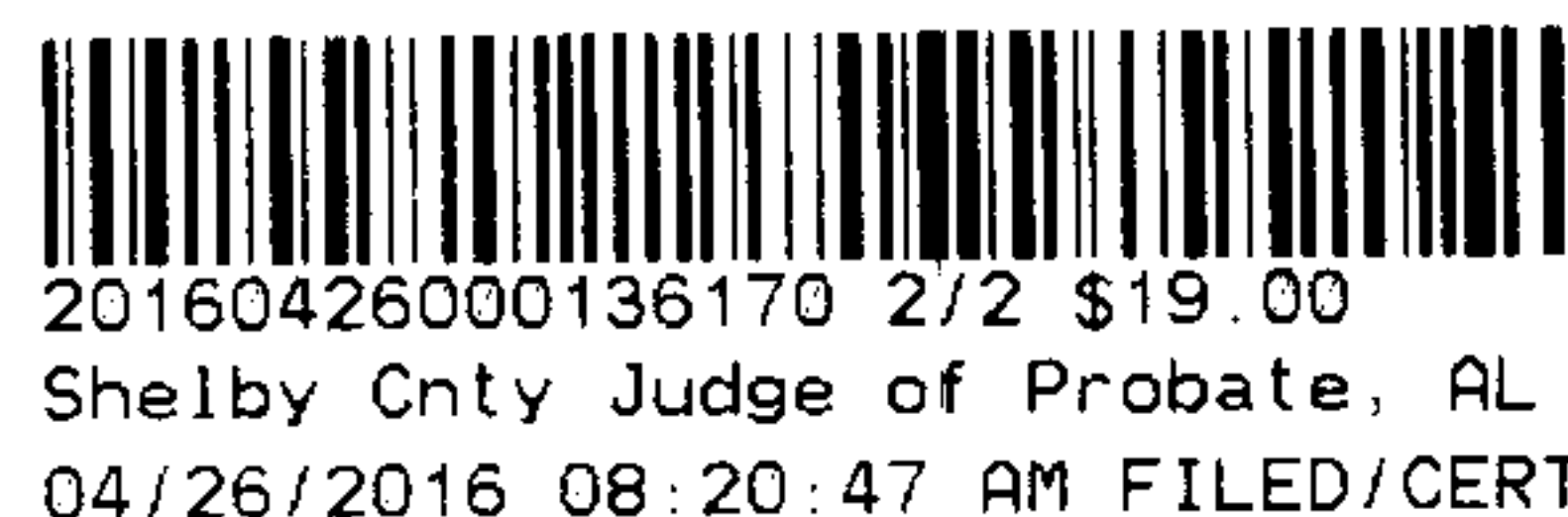
or

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)

☐ 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 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 4-22-16

Sign Mackie G Ritch  
(Grantor/Grantee/Owner/Agent) circle one

Print Mackie G Ritch

Unattested

(Verified by)