

20160601000188010 1/5 \$53.50
Shelby Cnty Judge of Probate, AL
06/01/2016 02:49:31 PM FILED/CERT

Send Tax Laura Jane Chambless
Notice To: Post Office Box 39
Chelsea, AL 35043

PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY DESCRIPTION

GENERAL WARRANTY DEED

State of Alabama)
County of Shelby)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Frank G. Ritchie, as Personal Representative of the Estate of Joan Terry Ritchie, deceased, in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000705, and Frank G. Ritchie, as Personal Representative of the Estate of John Ritchie a/k/a Col. John Ritchie, deceased, in the Probate Court of Shelby County, Alabama, Case Number PR-2013-000737, (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Laura Jane Chambless, (herein referred to as GRANTEE, whether one or more), pursuant to the Last Will and Testament of Joan Terry Ritchie, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3A, according to the Resurvey of Teritch Acres, as recorded in Map Book 46, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

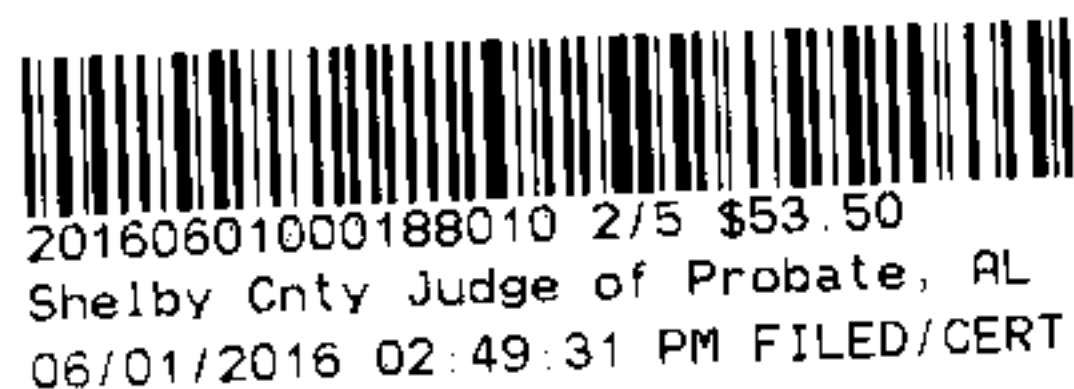
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

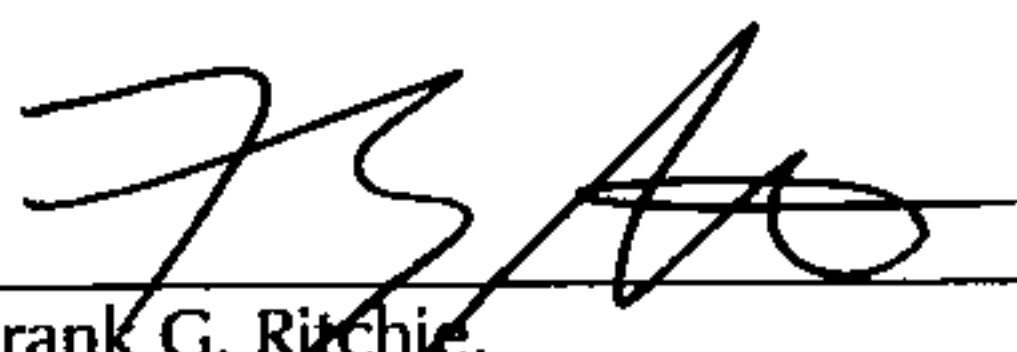
TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 1st day of June, 2016.

Shelby County, AL 06/01/2016
State of Alabama
Deed Tax: \$27.50






(SEAL)
Frank G. Ritchie,
as Personal Representative of the
Estate of Joan Terry Ritchie, deceased
Probate Court of Shelby County, Alabama
Case Number PR-2014-000705

State of Alabama)
Shelby County)

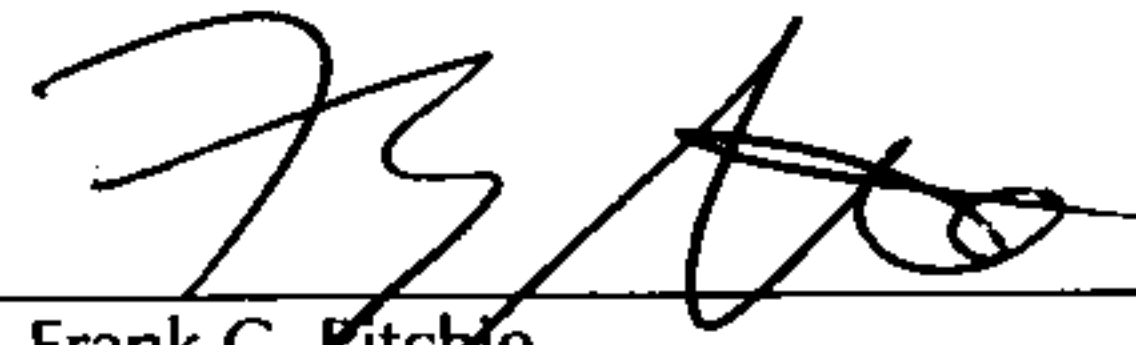
I, the Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Frank G. Ritchie, as Personal Representative of the Estate of Joan Terry Ritchie, deceased, in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000705, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in such capacity and with full authority, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2016.



Notary Public
My commission expires: Notary Public - Alabama State At Large
My Commission Expires
August 1, 2017
Bonded Thru Notary Public Underwriters

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(SEAL)

Frank G. Ritchie,
as Personal Representative of the
Estate of John Ritchie a/k/a Col. John
Ritchie, deceased, Probate Court of Shelby
County, Alabama
Case Number PR-2013-000737

State of Alabama)
Shelby County)

I, the Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Frank G. Ritchie, as Personal Representative of the Estate of John Ritchie a/k/a Col. John Ritchie, deceased, in the Probate Court of Shelby County, Alabama, Case Number PR-2013-000737, 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, in such capacity and with full authority, executed the same voluntarily and as his act on the day the same bears date.

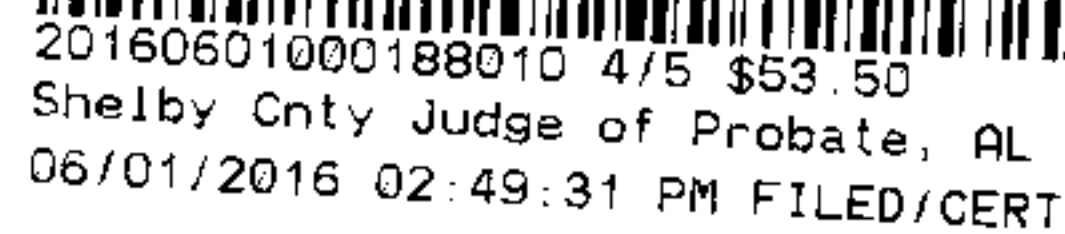
Given under my hand and official seal this 1st day of June, 2016.



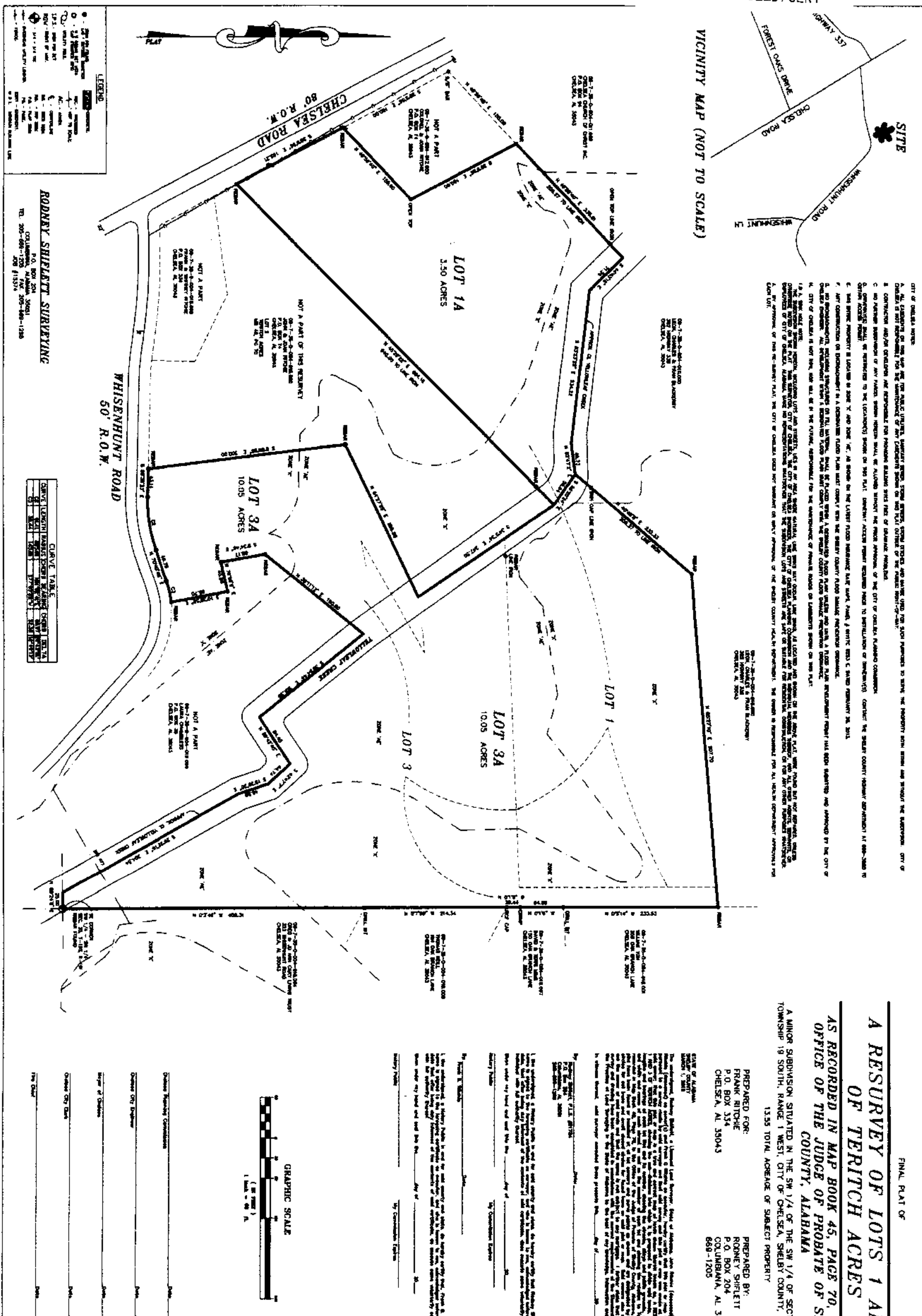
Notary Public

My commission expires:

Notary Public - Alabama State At Large
My Commission Expires
August 1, 2017
Bonded Thru Notary Public Underwriters



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Real Estate Sales Validation Form

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

Grantor's Name ^{Estate} Col. & Mrs. John Ritchie
Mailing Address _____

Grantee's Name Laura Jane Chambliss
Mailing Address P.O. Box 39
Chelsea AL 35043

Property Address N/A

Date of Sale 1 Jun 2016
Total Purchase Price \$ _____
or
Actual Value \$ _____

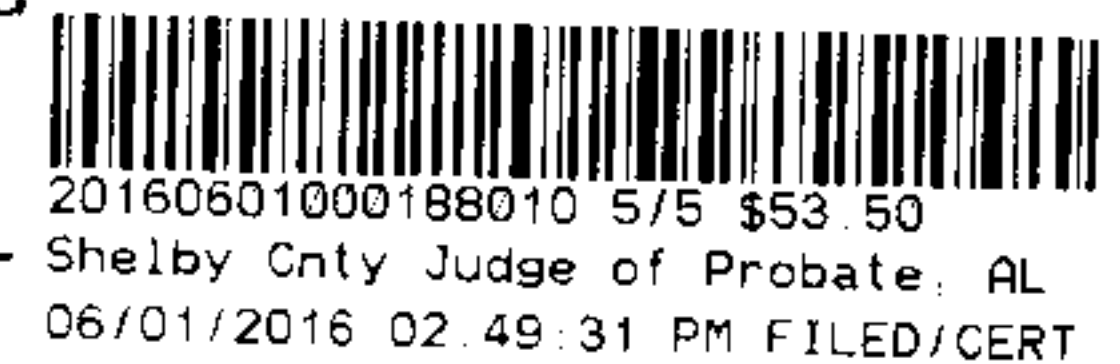
09-7-35-0-004-018 005
(parent parcel)

Assessor's Market Value \$54,280. (Sp1.7)
27,140

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 Tax Office



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 6/1/16

Print Frank Ritchie

☒ Unattested
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one