


Send Tax: Frank G. Ritchie
Notice To: P.O. Box 334
Chelsea, Al 35043

GENERAL WARRANTY DEED


20160601000188020 1/4 \$30.00
Shelby Cnty Judge of Probate AL
06/01/2016 02:49:32 PM FILED/CERT

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 acknowledge, **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 grant, bargain, sell and convey unto **Frank G. Ritchie and Whitney Lynn Ritchie,** (herein referred to as GRANTEE, whether one or more), pursuant to the Last Will and Testament of Joan Terry, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE Corner of the SW ¼ of the SW ¼ of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence S89 deg. 24'08"W, a distance of 950.50' to the Easterly R.O.W. line of Chelsea Road; thence N28 deg. 46'24"W and along said R.O.W. line, a distance of 310.70'; thence N28 deg. 05'56"W and along said R.O.W. line, a distance of 182.21' to the POINT OF BEGINNING; thence continue along the last described course and R.O.W. line, a distance of 180.00'; thence N46 deg. 59'40"E and leaving said R.O.W. line, a distance of 150.00'; thence S28 deg. 05'56"E, a distance of 180.00'; thence S46 deg. 59'40"W, a distance of 150.00' to the POINT OF BEGINNING. Said Parcel containing 0.60 acres, more or less.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, right-of-way, limitations, covenant 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 Frank G. Ritchie and Whitney Lynn Ritchie, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee herein shall take as tenants in common.

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.

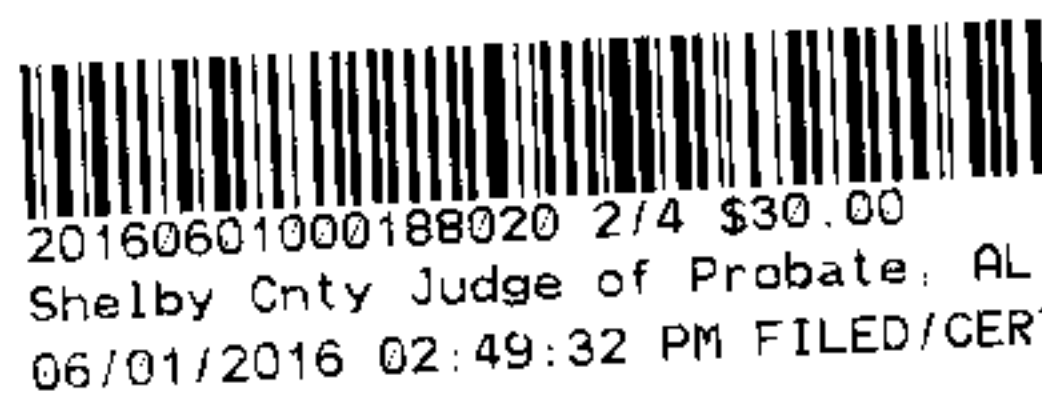
This Instrument Prepared by:
Frank G. Ritchie, Post Office Box 334, Chelsea, Alabama 35043
General Warranty Deed

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



(SEAL)

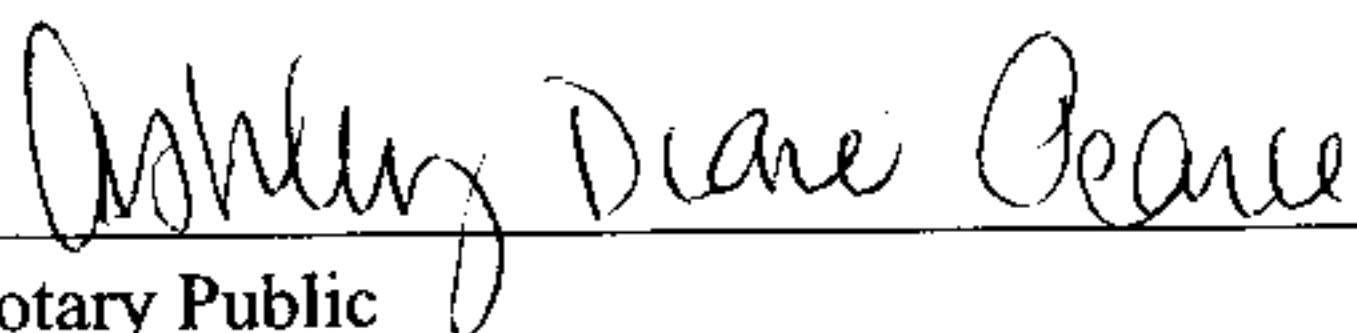
Frank G. Ritchie,
As Personal Representative of the
Estate of Joan Terry Ritchie, deceased
Probate Court of Shelby County, Alabama
Case Number PR-2014-000705



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

Frank G. Ritchie

(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**



20160601000188020 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
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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.

Ashley Daine Pearce

Notary Public

My commission expires: _____

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

Real Estate Sales Validation Form

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

Grantor's Name Est Co / Mrs. John R. Riche Grantee's Name Frank & Lynn Riche
Mailing Address _____ Mailing Address Box 337

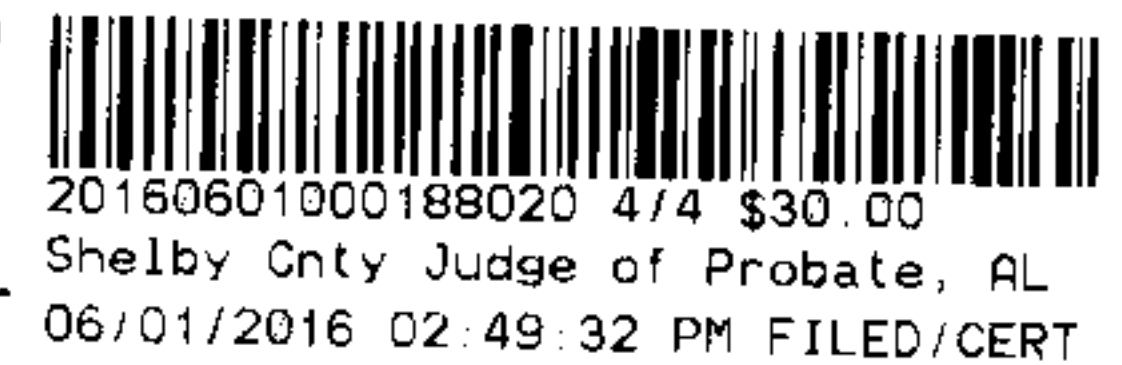
Chesley, AL 35043
Property Address 09-7-35-0-004-012.000 Date of Sale 1 Jun 2016

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$13,600. 61830

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 R. Riche

☒ Unattested

(Signature)
(verified by)

Sign

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