



20160610000200850 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
06/10/2016 08:40:46 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SCOTT G. RICHARDSON AND KRISTIE J. RICHARDSON F/K/A KRISTIE N. JORDAN, HUSBAND AND WIFE** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **KIMBERLY J. MORIN, A SINGLE WOMAN** (herein referred to as "Grantee") as sole owner, the following described real estate situated in SHELBY County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of SHELBY**, State of Alabama, and being more particularly described as follows:

LOT 216, ACCORDING TO THE SURVEY OF RIDGE AT STONEHAVEN PHASE TWO, AS RECORDED IN MAP BOOK 28, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of SHELBY County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 1st day of June, 2016.


SCOTT G. RICHARDSON {L.S.}

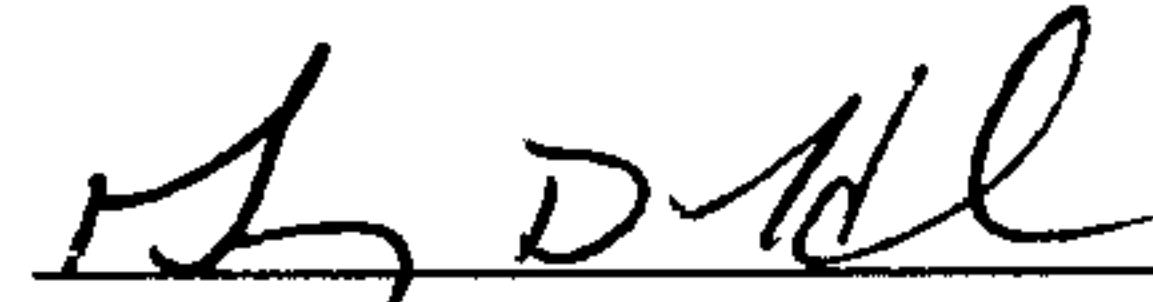

KRISTIE J. RICHARDSON {L.S.}

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **SCOTT G. RICHARDSON and KRISTIE J. RICHARDSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

This 1st day of June, 2016



Notary Public:

My commission expires: 8-25-19

Grantor's Name and mailing address:
SCOTT G. RICHARDSON
KRISTIE J. RICHARDSON
2060 REGENT PARK LANE
BIRMINGHAM, AL 35242

Grantee's Name and mailing address:
KIMBERLY J. MORIN
205 HEATHER RIDGE CIRCLE, PELHAM, AL 35124

Property address:
205 HEATHER RIDGE CIRCLE, PELHAM, AL 35124

Date of Sale: June 1, 2016

Total Purchase Price: 160,000.00

Or

Actual Value:

Or

Assessed Value: .00

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

This property does does not constitute the homestead of the Grantor or the Grantor's spouse. (Check One)

THIS INSTRUMENT PREPARED BY:

Keith S. Jones
Wolfe, Jones, Wolfe, Hancock, Daniel &
South, LLC

Huntsville, AL 35801
T: 256-534-2205 F:256-534-0854
File # J16-0644



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