

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2131 - 12th Avenue North
Birmingham, Alabama 35234


20170503000152590 1/1 \$251.00
Shelby Cnty Judge of Probate, AL
05/03/2017 11:34:12 AM FILED/CERT

Send Tax Notice to:
J. Marshall Ridlehoover
941 Chestnut Oaks Cir.
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Thirty Six Thousand And 00/100 Dollars (\$236,000.00)** determined by contract, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **H. Brooks McElveen, an unmarried person**, whose address is 941 Chestnut Oaks Circle, Birmingham, Alabama 35244 (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **J. Marshall Ridlehoover and Kathleen C. Ridlehoover, husband and wife**, whose address is 2045 Crossvine Road, Birmingham, Alabama (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 33-B, according to the Resurvey No. 2 The Fairways at Riverchase, as recorded in Map Book 20, Page 53, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Note: H. Brooks McElveen is the surviving Grantee of deed recorded in Inst. No. 1997-13129. The other Grantee, Elaine H. McElveen, having died on or about the 12th day of August, 2009.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 1st day of **May, 2017**.

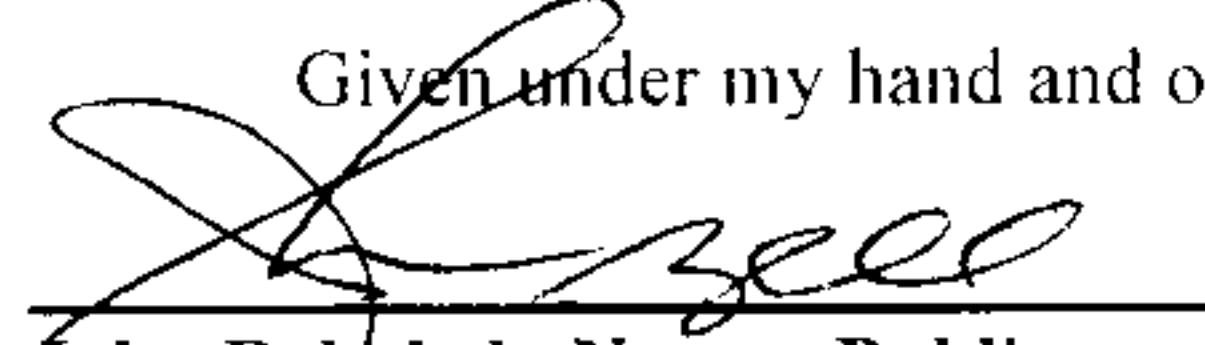


H. Brooks McElveen

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that **H. Brooks McElveen**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **1st** day of **May, 2017**.


John Bahakel, Notary Public
My Commission Expires: **9/7/2020**

Shelby County, AL 05/03/2017
State of Alabama
Deed Tax: \$236.00