This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160

20180713000250290 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 07/13/2018 11:59:06 AM FILED/CERT

> Send Tax Notice To: Jesse Carrillo Martinez, Jr. 6498 Quail Run Drive Pelham, AL 35124

STATE OF ALABAMA	)	
•	•	<b>GENERAL WARRANTY DEED</b>
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 (\$299,900.00), and other good and valuable consideration, this day in hand paid to the undersigned Nicholas Ritchey and wife, Sandy Ritchey, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Jesse Carrillo Martinez, Jr., (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 63, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Birmingham, AL 35223

Ad valorem taxes for 201 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$306,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 6th day of July, 2018.

Nicholas/Ritchey

Sandy Ritchey

STATE OF ALABAMA

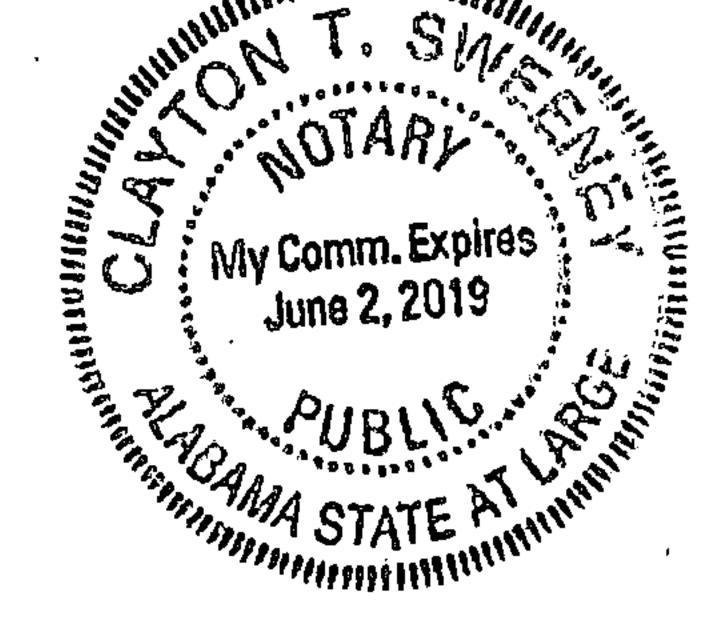
**COUNTY OF JEFFERSON** 

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Nicholas Ritchey and wife, Sandy Ritchey, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 06-02-2019



## WASTERNEY, ATTORNEY AT LAW

## Real Estate Sales Validation Form

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

Grantor's Name	Nicholas Ritchey and Sandy Ritchey	Grantee's Name	Jesse Carrillo Martinez, Jr.	
Mailing Address	8237 Castlehill Road Birmingham, AL 35242	Mailing Address	6498 Quail Run Drive Pelham, AL 35124	
Property Address	6498 Quail Run Drive Pelham, AL 35124	Date of Sale	July 6, 2018	
		Total Purchase Price	\$ 299,900.00	
20180713000250290 2/2 \$19.00 Chalby Cnty Judge of Probate, AL		or		
		Actual Value	\$	
		or		
07/13/201	8 11:59:06 AM FILLD,	Assessor's Market Value	<u>\$</u>	
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  Appraisal/ Assessor's Appraised Value  Other – property tax redemption  Closing Statement				
If the conveyance doo is not required.	ument presented for recordation co	ntains all of the required information ref	erenced above, the filing of this form	
		Instructions		
Grantor's name and mailing address.	mailing address - provide the nam	ne of the person or persons conveying	interest to property and their current	
Grantee's name and r	nailing address - provide the name	of the person or persons to whom interes	est to property is being conveyed.	
Property address - th property was conveye		being conveyed, if available. Date of S	Sale - the date on which interest to the	
Total purchase price - offered for record.	the total amount paid for the purch	nase of the property, both real and person	onal, being conveyed by the instrument	
•	, ,	alue of the property, both real and person all conducted by a licensed appraiser or t	onal, being conveyed by the instrument the assessor's current market value.	
the property as deterr		vith the responsibility of valuing property	lue, excluding current use valuation, of y for property tax purposes will be used	
•	,		true and accurate. I further understand ed in <u>Code of Alabama 1975</u> § 40-22-1	
Date	<del></del>	Print_Nicholas Ritchey and	d Sandy Ritchey	
			L. BY.	
Unattested	(verified by)	Sign // Grantee/O	wner/Agent) eirdle one	