

Send Tax Notice to:

Ms. Andee Rykse
494 Foothills Parkway
Chelsea, Alabama 35043

This instrument prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of compliance with divorce agreement, and One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to NICHOLAS RYKSE and wife, ANDEE RYKSE (hereinafter referred to as "Grantors"), in hand paid by ANDEE RYKSE (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 25, according to the subdivision plat of Foothills Point, recorded in Map Book 32, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20031223000824110 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. Any item disclosed on that certain policy of title insurance heretofore obtained by the parties.
2. Ad valorem taxes for the current tax year, which Grantee herein assumes and agrees to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 127, page 317.
4. Easement/right-of-way to South Central Bell as recorded in Deed

Shelby County, AL 01/11/2019
State of Alabama
Deed Tax: \$117.50

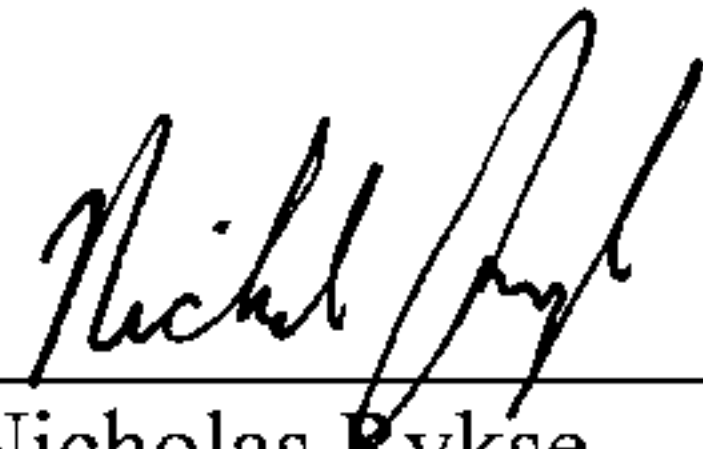

20190111000011770 1/3 \$138.50
Shelby Cnty Judge of Probate, AL
01/11/2019 10:24:26 AM FILED/CERT

Book 320 page 931 and Deed Book 336 page 230.

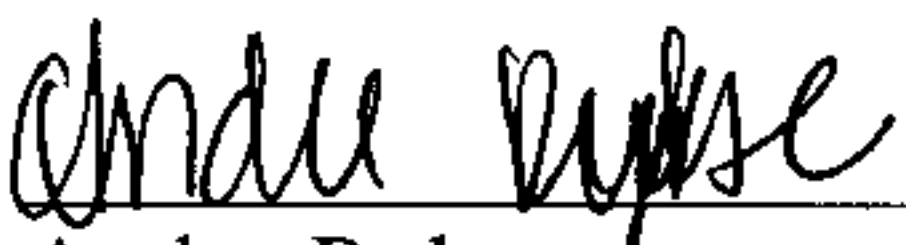
5. Restrictive covenants as recorded in Inst. 20031223000824110.
6. Mineral and mining rights as recorded in Deed Book 69 page 177.
7. Covenants, conditions, restrictions, release of damages and limitations as recorded in Instrument 20040518000263100.
8. Restrictions as shown on recorded plat.
9. Outstanding mortgage executed by the parties hereto.

TO HAVE AND TO HOLD unto the said ANDEE RYKSE, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29
day of November, 2018.



Nicholas Rykse



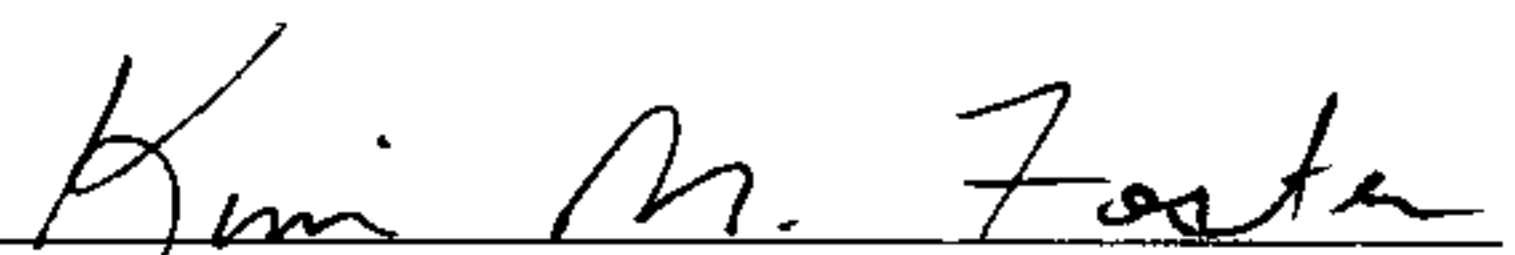
Andee Rykse

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Nicholas Rykse and wife, Andee Rykse, 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.

Given under my hand and official seal this 29th day of November,
2018.


20190111000011770 2/3 \$138.50
Shelby Cnty Judge of Probate, AL
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Notary Public

My Commission Expires: 1-7-19

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 Rykse
Mailing Address 1608 Second Avenue North
Clanton, Alabama 35045

Grantee's Name Andee Rykse
Mailing Address 494 Foothills Parkway
Chelsea, Alabama 35043

Property Address 494 Foothills Parkway
Chelsea, Alabama 35043

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 234,800.00 x 1/2 = \$117,400.00



20190111000011770 3/3 \$138.50
Shelby Cnty Judge of Probate, AL
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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
☐ Sales Contract ☒ Other Property Tax Commissioner
☐ Closing Statement

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 11-29-18

Print Nicholas Rykse

☐ Unattested

Kevin M. Foster Sign
(verified by)

Nicholas Rykse
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1