
THIS INSTRUMENT WAS PREPARED BY:
Kirby Sevier
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
William D. Ritter
3905 Montevallo Road
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **C. DOWD RITTER**, a married man (the "Grantor"), the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto **WILLIAM D. RITTER**, a married man (the "Grantee"), the real property which is more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

The Property is not the homestead or residence of the Grantor or his spouse.

This deed was prepared from information supplied by the Grantor and without the benefit of a title search; therefore, preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever.

And, the said Grantor does for himself, his heirs and assigns, covenant with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said Property, that it is free from all encumbrances except as specifically listed above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
C. Dowd Ritter	William D. Ritter
405 Club Place	3905 Montevallo Road
Birmingham, Alabama 35223	Birmingham, Alabama 35213

Property Address:	1981 Highway 45, Sterrett, Alabama 35147 (89 acres / Parcel #04-6-23-0-000-003.007)
Date of Conveyance:	<u>July 9</u> , 2019
Aggregate Tax Assessed Value:	\$645,000.00
The Aggregate Tax Assessed Value can be verified in:	☐ Closing Statement ☐ Sales Contract ☒ Appraisal ☐ Property Tax Bill or Assessment ☐ Other _____

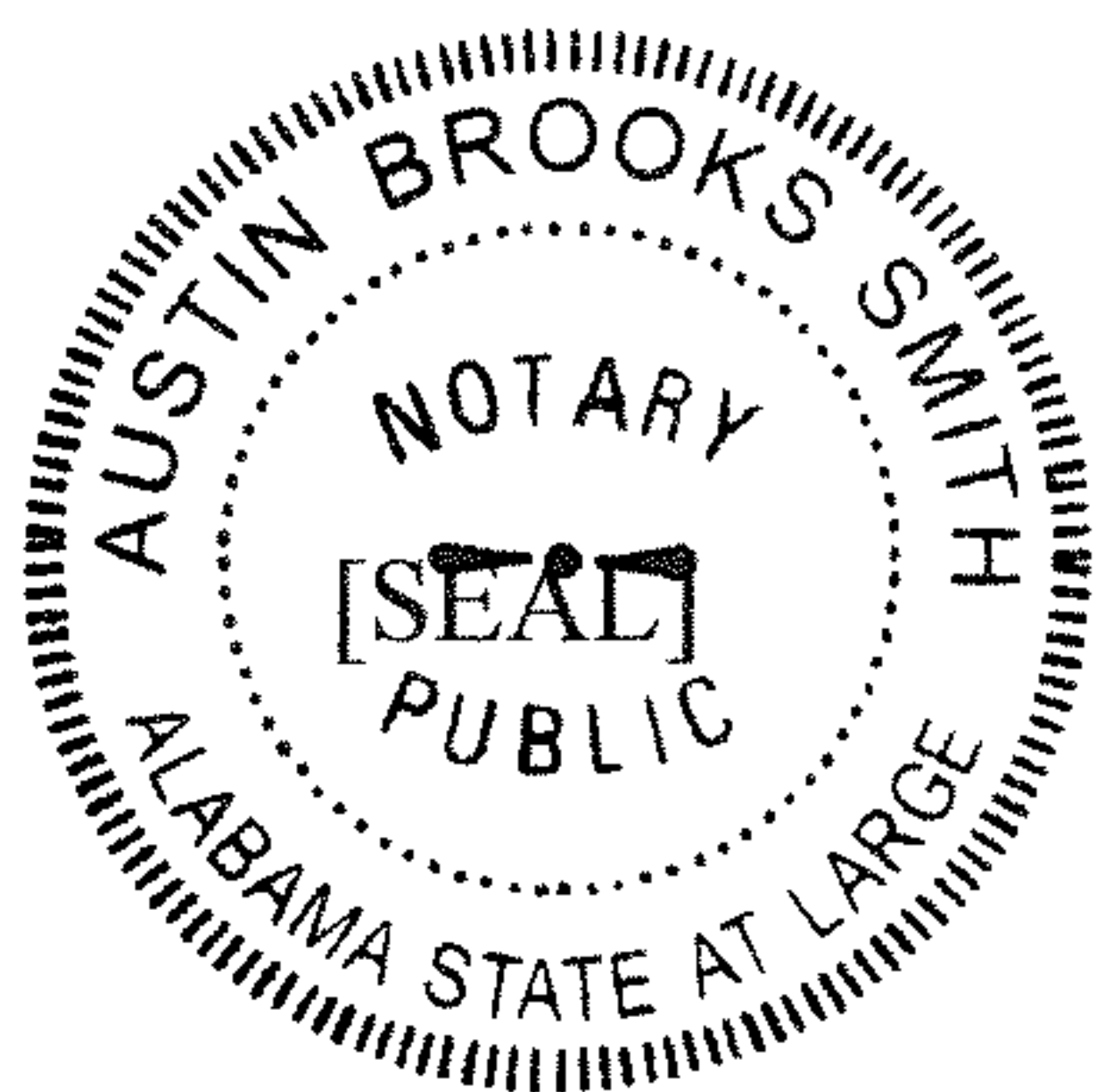
IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed effective this the 9th day of July, 2019.

C. Dowd Ritter
C. DOWD RITTER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that C. Dowd Ritter, whose name is signed to the foregoing instrument 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 this 9 day of July, 2019.



Austin Brooks Smith
Notary Public

My commission expires: 10-20-2021

EXHIBIT A

[Description of Property]

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section, thence run along the Section line North 00 degrees 33 minutes 10 seconds East, 2664.38 feet to the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section; thence North 89 degrees 02 minutes 40 seconds East, 1248.60 feet to the South right of way of County Road 45; thence along said right of way, on a curve to the left with a radius of 620.30 feet to a chord bearing South 50 degrees 53 minutes 30 seconds East, 98.39 feet, for an arc distance of 98.49 feet to a point which is 49.3 feet South of the NW corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence continue along said right of way, on a curve to the left with a radius of 620.30 feet and a chord bearing South 74 degrees 59 minutes 40 seconds East, 205.90 feet, for an arc distance of 206.86 feet; thence along said right of way South 84 degrees 33 minutes 00 seconds East, 252.41 feet; thence leaving said right of way, run South 02 degrees 35 minutes 20 seconds West, 618.35 feet; thence South 00 degrees 16 minutes 50 seconds West, 587.19 feet to the South line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence along said line, South 89 degrees 15 minutes 20 seconds West, 425.38 feet to the NE corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, South 00 degrees 16 minutes 00 seconds West, 1337.00 feet to the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, South 89 degrees 28 minutes 00 seconds West, 1347.95 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2019 11:53:23 AM
\$666.00 CHERRY
20190716000253010

Allen S. Bayl