

**SEND TAX NOTICE TO:  
Jean Jacques Vitrac**

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**This instrument prepared by:**  
Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**20190729000271810  
07/29/2019 02:54:14 PM  
DEEDS 1/3**

**WARRANTY DEED**

**State of Alabama**

)

**Shelby County**

)

) **KNOW ALL MEN BY THESE PRESENTS:**

)

That in consideration of **Thirty-Four Thousand, Five Hundred Dollars and Zero cents (\$34,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Teresa J. Riley, a married man** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Jean Jacques Vitrac** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 60, according to the Map and Survey of Rocky Ridge, Phase II, as recorded in Map Book 27, page 16 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**Building setback line of 20 feet reserved from Southerly side and 20 feet reserved from Rocky Ridge Circle as shown by plat.**

**Restrictions covenants and conditions as set out in instrument recorded in Inst. #2000-40214. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 130. Page 173.**

**20-foot right of way for ingress and egress granted to Mary Alice Blackmon dated 3/29/96 by instrument recorded in Inst. 1996-11116.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals, this the **25th day of July, 2019.**

Teresa J. Riley (SEAL)  
Teresa J. Riley

State of Alabama )  
Jefferson County )

General Acknowledgment

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that **Teresa J. Riley**, 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 for and as his own act on the day the same bears date.

Given under my hand and official seal this the **25th day of July, 2019.**

(SEAL)

[Signature]  
Notary Public  
My Commission Expires:

FILE NO: 2019233

FRANK STEELE JONES  
Notary Public, Alabama State At Large  
My Commission Expires 03/14/2023

Real Estate Sales Validation Form

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

Grantor's Name Teresa J. Riley
Mailing Address 500 Southland Drive
Hoover, AL 35226

Grantee's Name Jean-Jacques Vitrac
Mailing Address Po Box 467
Valley Springs, CA 96252

Property Address 356 Rocky Ridge Circle
Helena, AL 35080

Date of Sale 7/25/2019
Total Purchase Price \$ 34,500.00

or
Actual Value \$

20190729000271810 07/29/2019 02:54:14 PM DEEDS 3/3 or
Assessor's Market Value \$

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
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 7/25/2019

Print Frank Steele Jones

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 02:54:14 PM
\$55.50 CHERRY
20190729000271810

Handwritten signature/initials