

Send tax notice to:  
CHRIS BOYD  
5482 DOVER CLIFF CIRCLE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2019484

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Eight Thousand and 00/100 Dollars (\$248,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **VICKI PONDER RICKETTS, a single individual** whose mailing address is: 3234 Youngs Ferry Road, Jacksons Gap, AL 36861 (hereinafter referred to as "Grantors") by **CHRIS BOYD and ERIN BOYD** whose property address is: **5482 DOVER CLIFF CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 48, according to the Survey of Meadow Brook 11th Sector, as recorded in Map Book 9, Page 6, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s). building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Shelby Real 57, Page 23 and Shelby Real 57, Page 771.
4. Agreement granted Alabama Power Company as recorded in Shelby Real 57, Page 708.
5. Right-of-way granted to Alabama Power Company recorded in Shelby Real 1, Page 344.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$198,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

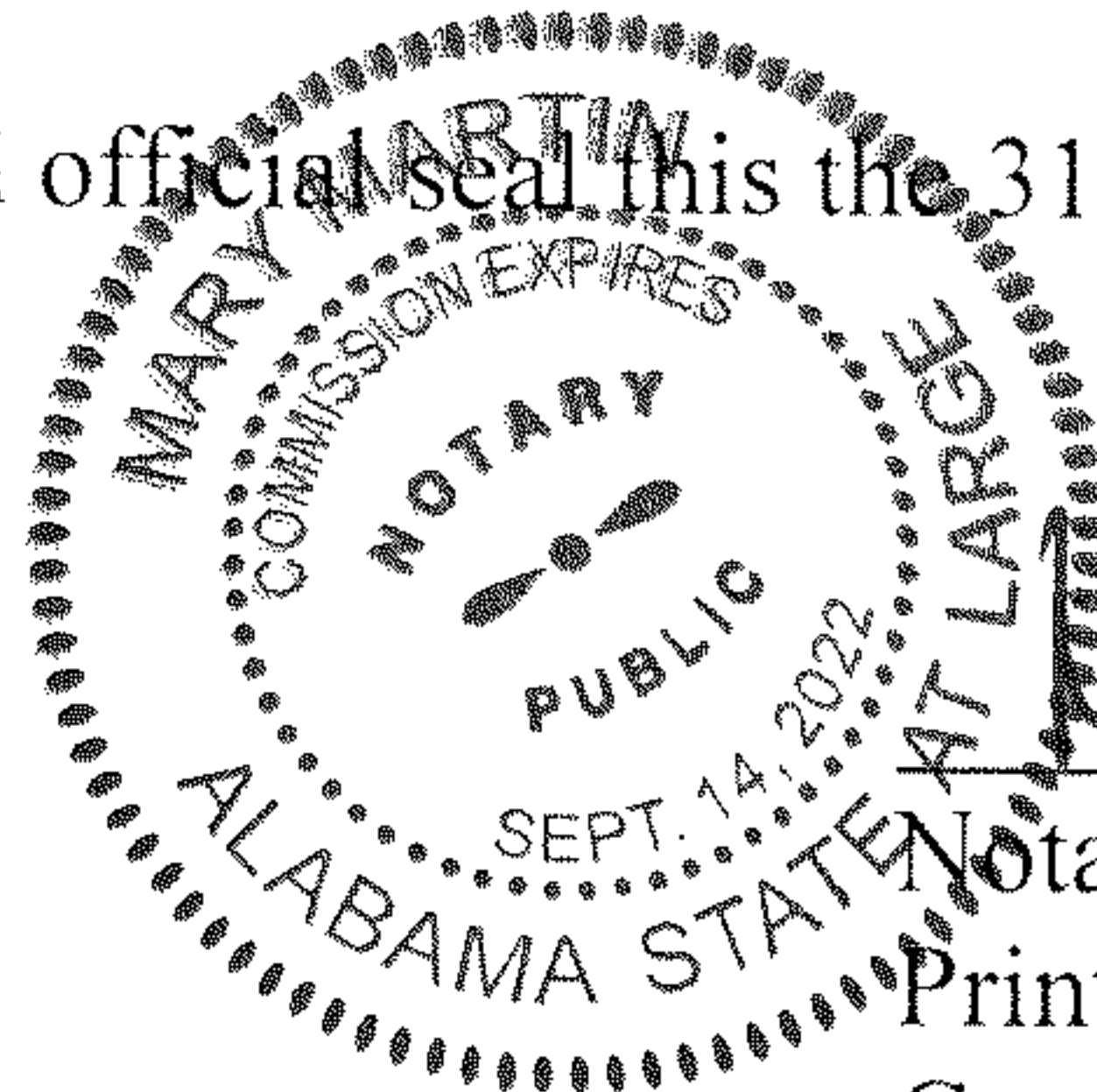
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of July, 2019.

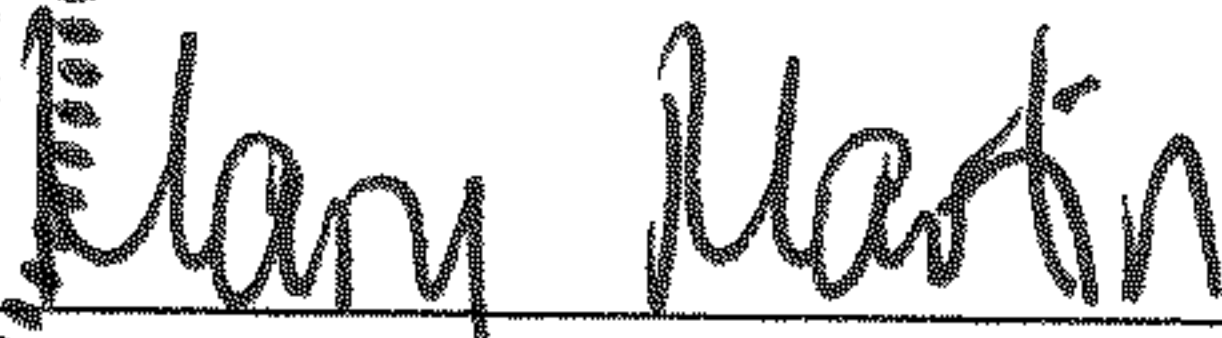
  
VICKI PONDER RICKETTS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICKI PONDER RICKETTS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2019.

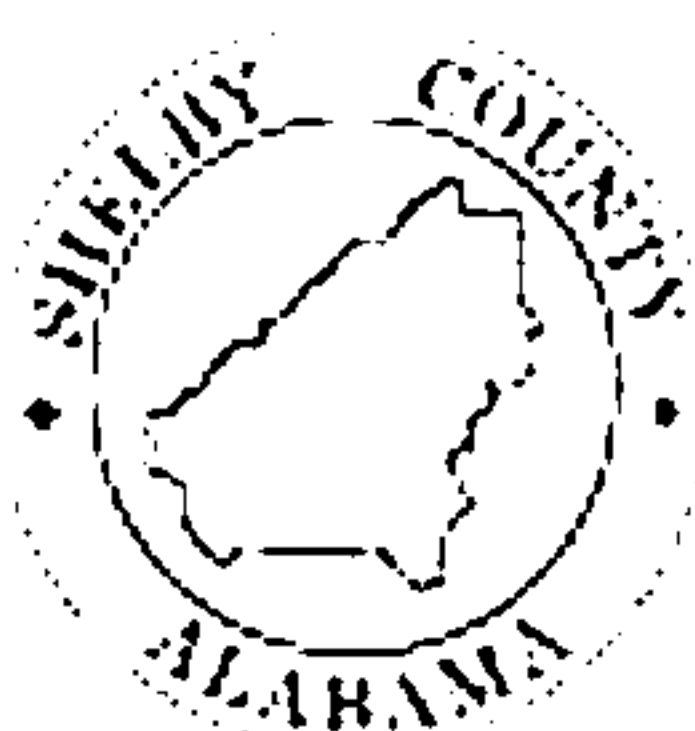




Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2019 02:00:57 PM  
\$68.00 CATHY  
20190806000282730

