

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michelle Estep Ripperdan
5109 Old Mill Court
Indian Springs, AL 35124

GENERAL WARRANTY DEED

20200504000174030

05/04/2020 02:18:16 PM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Forty Thousand And No/100 Dollars (\$440,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Tina Bradley and Ryan Bradley, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michelle Estep Ripperdan (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot C, according to the Survey of Old Mill Trace, Third Sector, First Addition, as recorded in Map Book 10, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS & EXCEPT the following described parcel of land:

Begin at the Northeast corner of said Lot C and run in a Southerly direction along the Easterly line of said Lot, a distance of 130.00 feet; thence 103 degrees 36 minutes 58 seconds right in a Northwesterly direction, a distance of 212.35 feet to a corner of said Lot; thence 88 degrees 43 minutes 32 seconds right in a Northerly direction a distance of 100.00 feet to a corner of said Lot; thence 91 degrees 19 minutes right in an Easterly direction a distance of 199.78 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$255,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 1st day of May, 20 20.

Tina Bradley
Tina Bradley

Ryan Bradley
Ryan Bradley

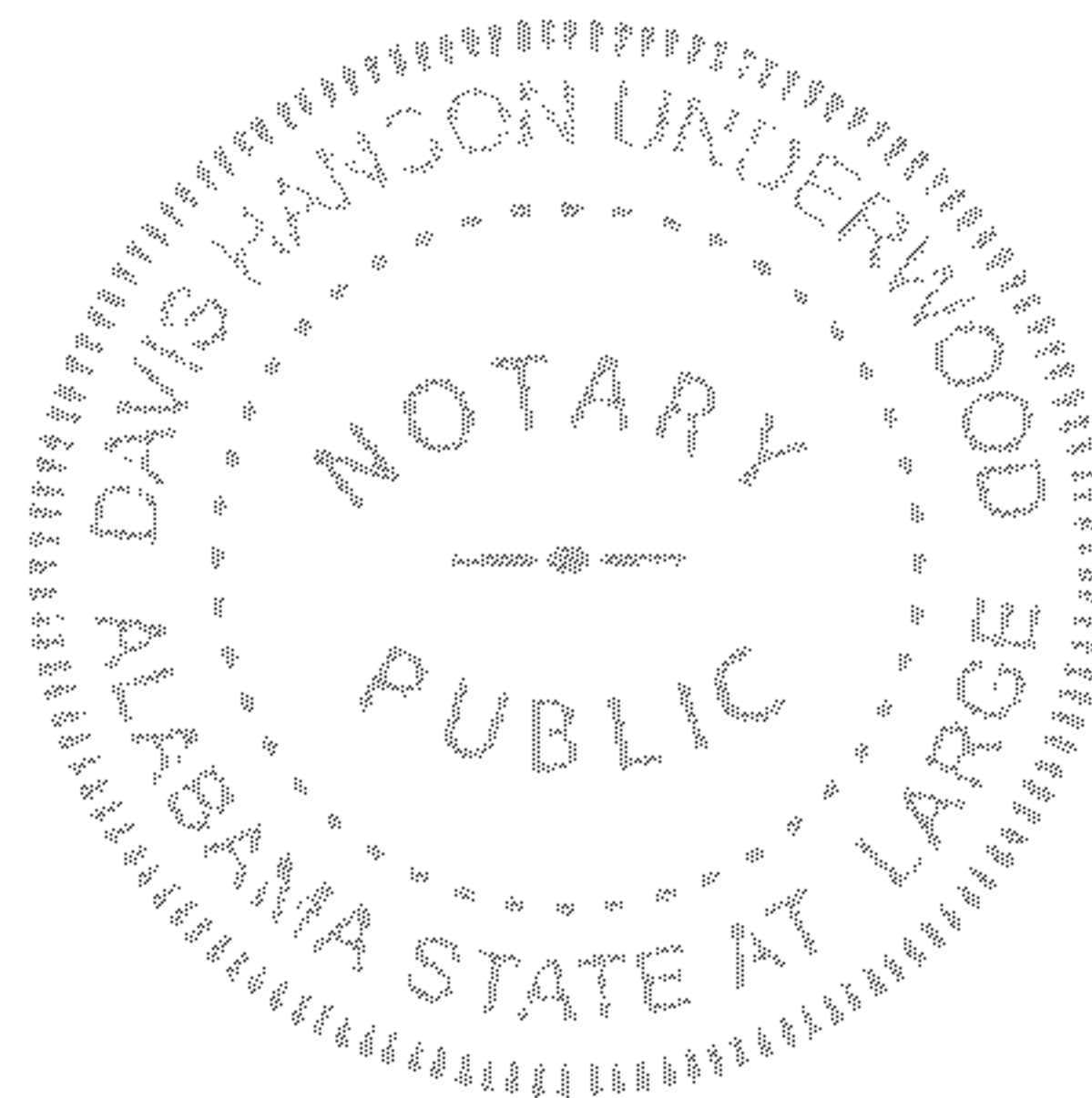
STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal on this 1st day of May, 20 2020

[Signature]
Notary Public
My commission expires:

My Commission Expires:
July 24, 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 Tina Bradley and Ryan Bradley

Grantee's Name Michelle Estep Ripperdan

Mailing Address 2603 Newby Road SW
Huntsville AL 35805Mailing Address 5109 Old Mill Court
Indian Springs, AL 35124Property Address 5109 Old Mill Court
Indian Springs, AL 35124

Date of Sale May 1, 2020

Total Purchase Price \$440,000.00

or

Actual Value \$

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 StatementIf 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 - Tina Bradley and Ryan Bradley, . .

Grantee's name and mailing address - Michelle Estep Ripperdan, 5109 Old Mill Court, Indian Springs, AL 35124.

Property address - 5109 Old Mill Court, Indian Springs, AL 35124

Date of Sale - May 1, 2020.

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 with 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: May 1, 2020

Sign

Agent

Validation Form



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/04/2020 02:18:16 PM
 \$213.00 MIST
 20200504000174030

TS-2000610

Alli S. Bayl