

20200701000270810
07/01/2020 10:13:46 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Gerald L. Grant and Melanie G. Grant
190 Miller Circle
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000625

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Five Hundred Twenty Five Thousand and 00/100 Dollars (\$525,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ferris S. Ritchey III and Pamela Ritchey, husband and wife , a married couple**, whose address is 1094 Lake Vista Drive, Rainbow City, AL 35906 (hereinafter "Grantor", whether one or more), by **Gerald L. Grant and Melanie G. Grant**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Gerald L. Grant and Melanie G. Grant , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 190 Miller Circle, Pelham, AL 35124, to-wit:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 456 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET; THENCE 90 DEGREES RIGHT, IN A NORTHERLY DIRECTION, DISTANCE OF 648.86 FEET; THENCE 108 DEGREES 26 MINUTES RIGHT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 152.41 FEET; THENCE 27 DEGREES 41 MINUTES LEFT, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 106.80 FEET; THENCE 99 DEGREES 15 MINUTES RIGHT, IN A SOUTHERLY DIRECTION A DISTANCE OF 617.83 FEET TO THE POINT OF BEGINNING.

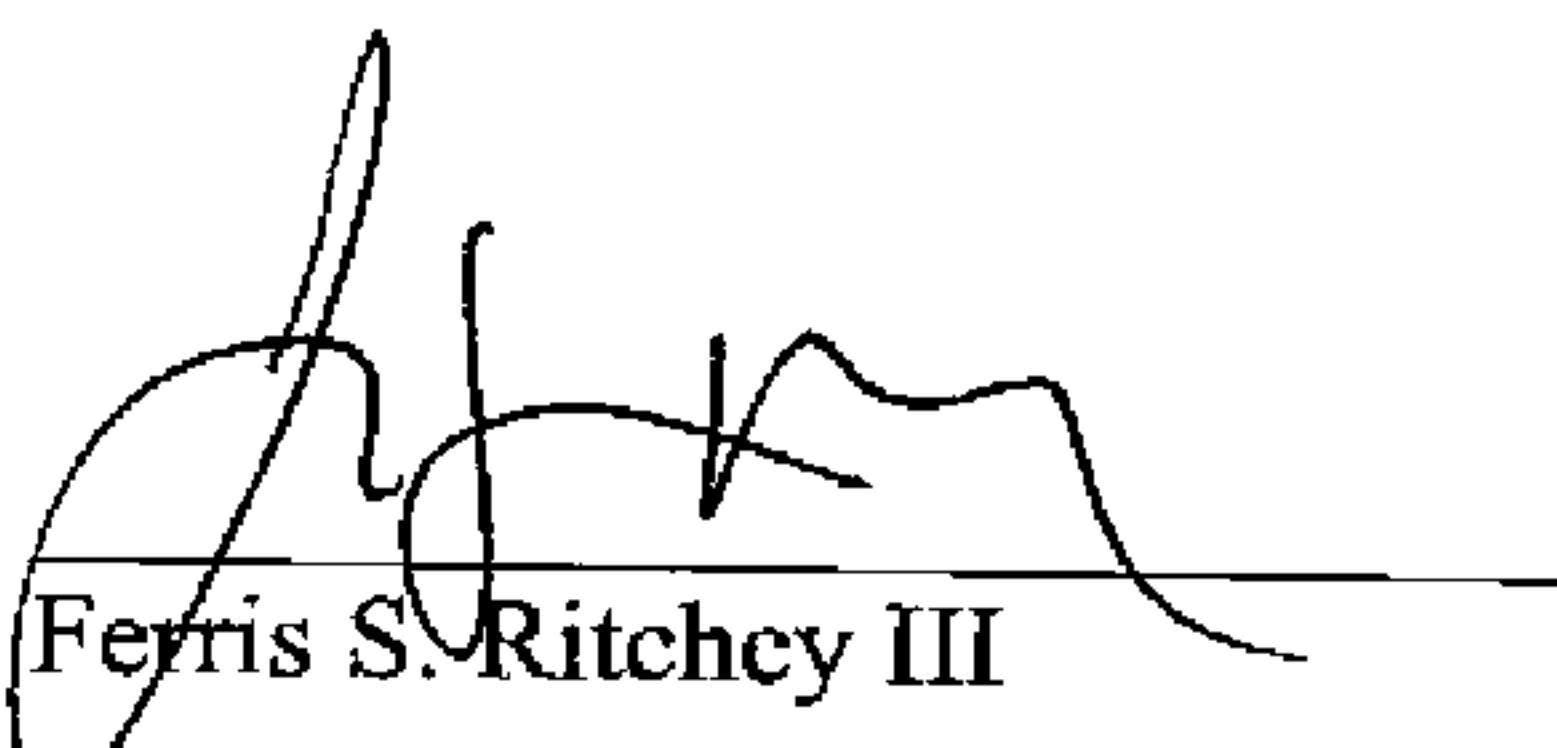
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$446,250.00 executed and recorded simultaneously herewith.

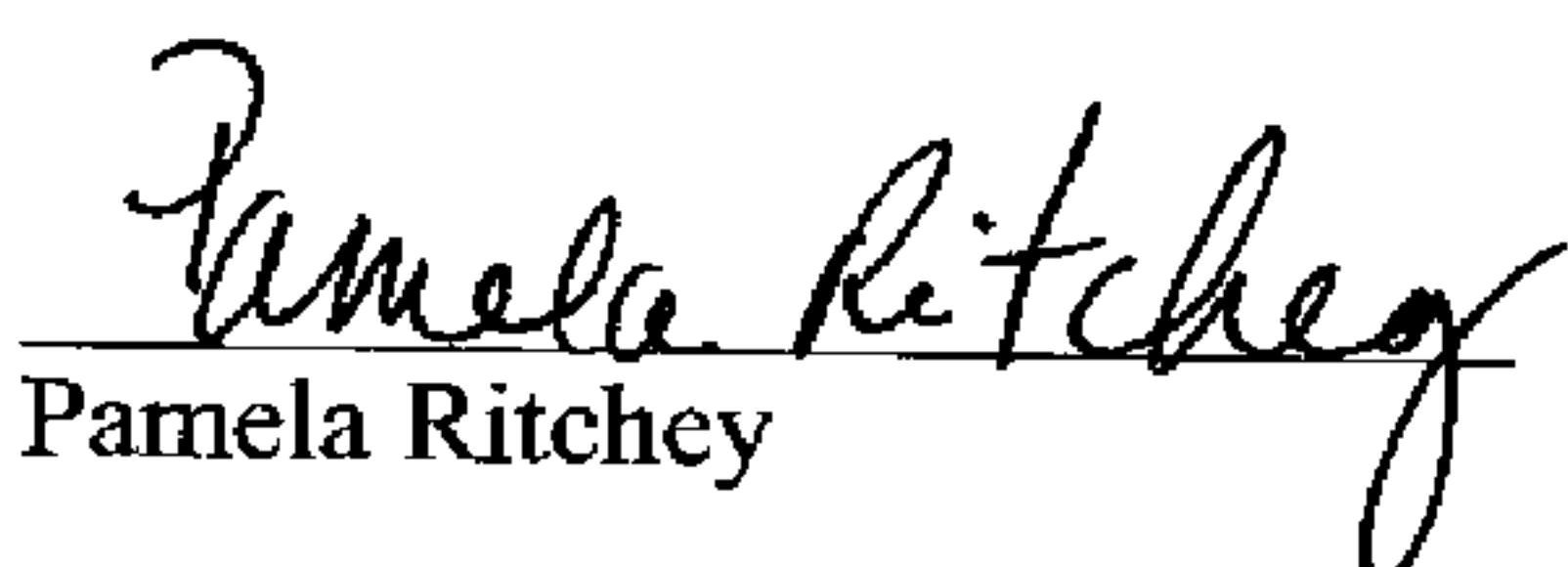
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor has set their signature and seal on this 30th day of June, 2020.



Ferris S. Ritchey III

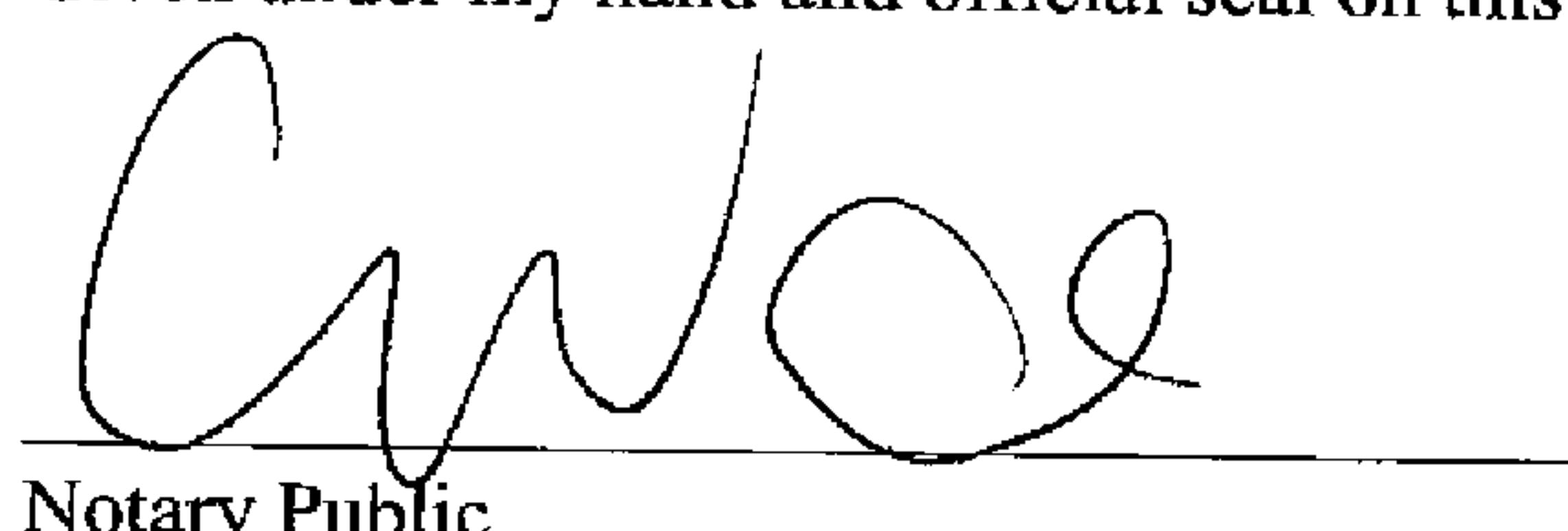


Pamela Ritchey

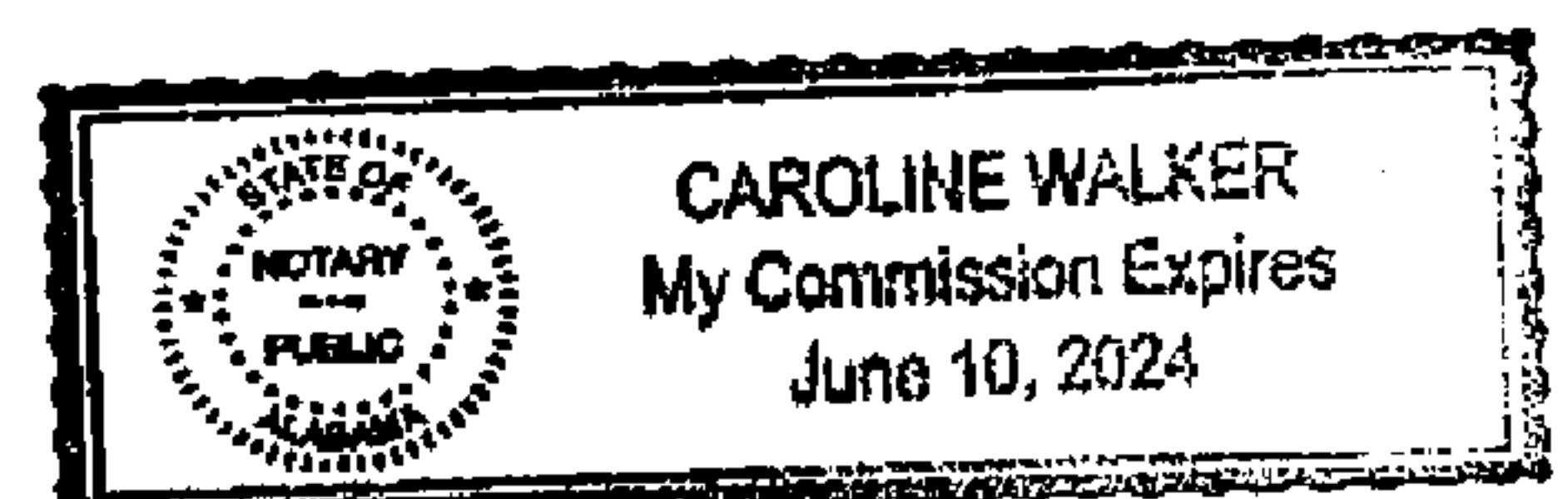
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Ferris S. Ritchey III and Pamela Ritchey, husband and wife, a married couple, 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 30th day of June, 2020.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 10:13:46 AM
\$104.00 CATHY
20200701000270810

