

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

SEND TAX NOTICE TO:
William N. McKenzie and Lynn T. McKenzie
2734 Highway 331
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

20200817000354950

08/17/2020 01:37:59 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Nine Hundred Seventy-Five Thousand And No/100 Dollars (\$975,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Harold L. Ridgeway and Sandra T. Ridgeway, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William N. McKenzie and Lynn T. McKenzie (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1A, according to a Resurvey of Lot 1 Strong Ridge, as recorded in Map Book 28, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

And

Lot 1B, according to a Resurvey of Lot 1 Strong Ridge, as recorded in Map Book 28, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

And

Lot 2, according to the survey of Strong Ridge, as recorded in Map Book 22, Page 155, in the Office of the Judge of Probate of 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 \$510,000.00 executed and recorded simultaneously herewith.

Harold L. Ridgeway is one and the same as Harold Ridgeway who acquired title under Instrument Number 20120103000002680 and Harold Lynn Ridgeway who acquired title under Instrument Number 20110128000030360.

Sandra T. Ridgeway is one and the same as Sandra Tyler Ridgeway who acquired title under Instrument Number 20110128000030360.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14th day of August, 2020.

Harold L. Ridgeway by Sandra T. Ridgeway, his Attorney in Fact
Harold L. Ridgeway by Sandra T. Ridgeway, his Attorney in Fact
Sandra T. Ridgeway
Sandra T. Ridgeway

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra T. Ridgeway whose name as Attorney in Fact for Harold L. Ridgeway 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 she executed the same voluntarily and in her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 14th day of August, 2020.

Courtney Snow Carter
Notary Public
My commission expires:

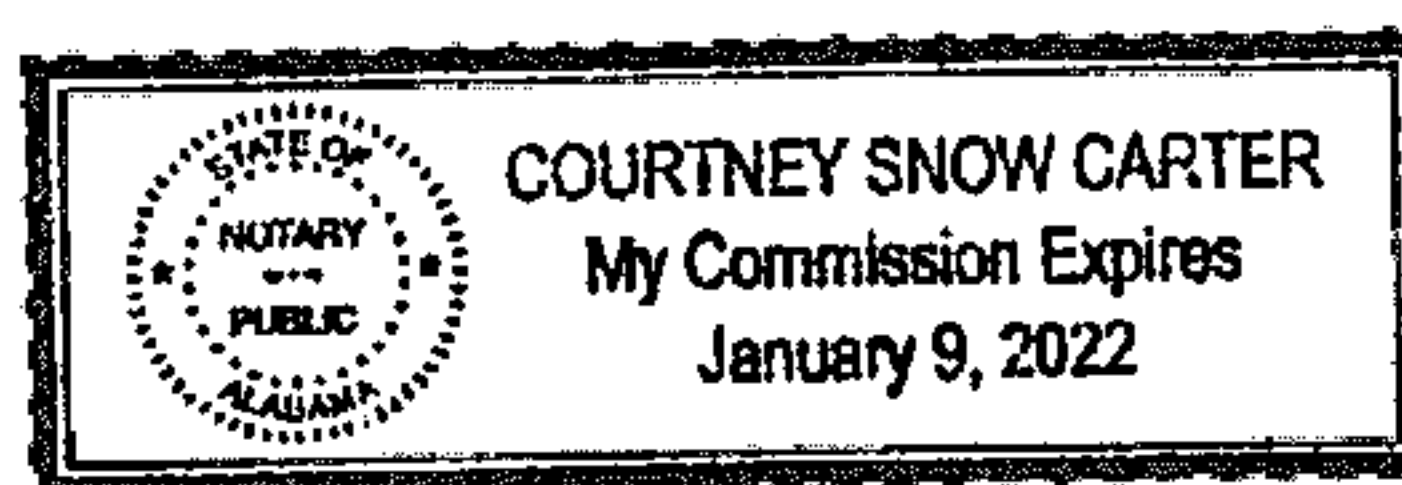


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra T. Ridgeway 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 14th day of August, 2020.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Harold L. Ridgeway and Sandra T. Ridgeway	Grantee's Name	William N. McKenzie and Lynn T. McKenzie
Mailing Address	2734 Highway 331 Columbiana, AL 35051	Mailing Address	2734 Highway 331 Columbiana, AL 35051
Property Address	2734 Highway 331 Columbiana, AL 35051	Date of Sale	August 14, 2020
		Total Purchase Price	\$975,000.00
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 - Harold L. Ridgeway and Sandra T. Ridgeway, 2734 Highway 331, Columbiana, AL 35051.

Grantee's name and mailing address - William N. McKenzie and Lynn T. McKenzie, 2734 Highway 331, Columbiana, AL 35051.

Property address - 2734 Highway 331, Columbiana, AL 35051

Date of Sale - August 14, 2020.

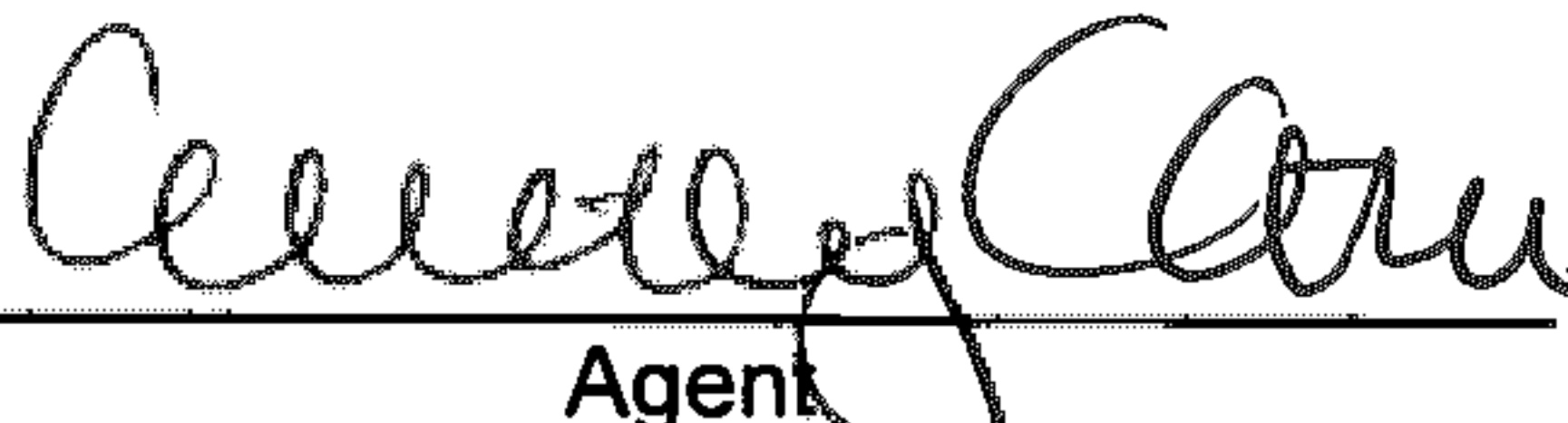
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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: August 14, 2020

Sign 
Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/17/2020 01:37:59 PM
 \$493.00 CHERRY
 20200817000354950

Allen S. Bayl