

The following is in lieu of real estate sale validation form RT-1:

**GRANTORS:**

Christopher J. Ritter  
150 McGuire Lane  
Indian Springs, AL 35124

Tina Michelle Ritter  
150 McGuire Lane  
Indian Springs, AL 35124

**PROPERTY ADDRESS:**

150 McGuire Lane  
Indian Springs, AL 35124

**DATE OF SALE/TRANSFER:** June 9, 2021

**TOTAL ASSESSOR'S MARKET VALUE:** \$ 388,290.00

**GRANTEE:**

CHRISTOPHER JOHN RITTER, SR. and TINA MICHELLE RITTER, as Trustees of the CHRISTOPHER JOHN RITTER, SR. and TINA MICHELLE RITTER Revocable Living Trust u/a/d June 9, 2021  
150 McGuire Lane  
Birmingham, AL 35242

**This instrument prepared by:**

Jon J. Rutledge, LLC  
Attorney at Law  
Vestavia Parkway, Suite 2300  
Birmingham, Alabama 35216  
PH 205.795.2088

**SEND TAX NOTICE TO:**

Christopher John Ritter, Sr. and Tina Michelle Ritter  
as Trustees of the Christopher John Ritter, Sr. and  
Tina Michelle Ritter Revocable Living Trust  
150 McGuire Lane  
Indian Springs, AL 35214

**(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA )  
SHELBY COUNTY )**

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

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **CHRISTOPHER J. RITTER**, and wife, **TINA MICHELLE RITTER**, (hereinafter collectively referred to as "Grantor"), in hand paid by **CHRISTOPHER JOHN RITTER, SR. and TINA MICHELLE RITTER, AS TRUSTEES OF THE CHRISTOPHER JOHN RITTER, SR. and TINA MICHELLE RITTER REVOCABLE LIVING TRUST u/a/d June 9, 2021 ("Grantee")**, the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

**Commence at the Southwest corner of Section 22, Township 18 South, Range 2 West and run thence North along the West line of said Section 22 a distance of 200 feet; thence turn an angle of 92 degrees 23 minutes to the right and run Easterly 651.95 feet; thence turn an angle of 92 degrees 25 minutes 30 seconds to the right and run Southerly 200.0 feet to the South line of said Section 22; thence run West along the South line of said Section line 651.8 feet to the point of beginning.**

This property is the homestead of the Grantor.

Subject to:

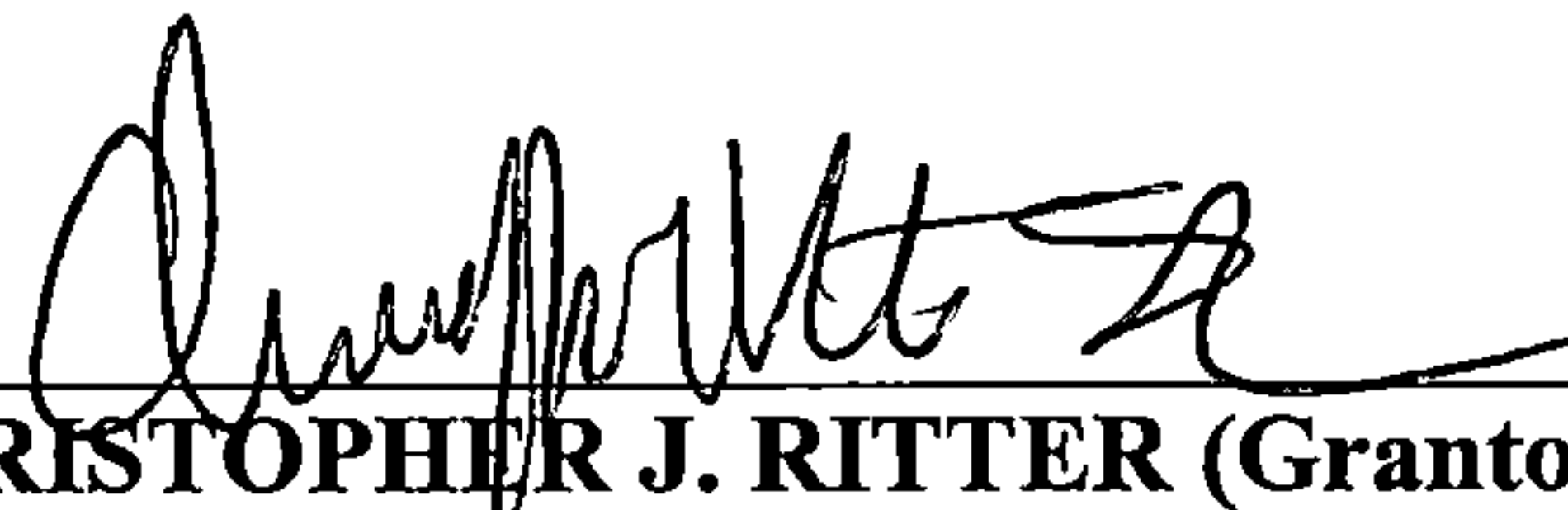
1. General and special taxes and assessments for 2021 and subsequent years not yet due and payable;
2. All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any; and
3. Mineral and mining rights not owned by Grantor.

Source of Title: March 18, 2016 Joint Survivorship Deed from Jeanette A. Grimes Bishop and husband, Daniel Bishop, to Christopher J. Ritter and Tina Michelle Ritter, for and during their joint lives, as recorded on March 23, 2016 by Instrument Number 20160323000093760 in the Office of the Judge of Probate of Shelby County, Alabama.

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

And said Grantor does for themselves and for their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

9th IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this the day of June, 2021.

  
CHRISTOPHER J. RITTER (Grantor)

  
TINA MICHELLE RITTER (Grantor)

**\*\*\*Notary Seal on following page\*\*\***

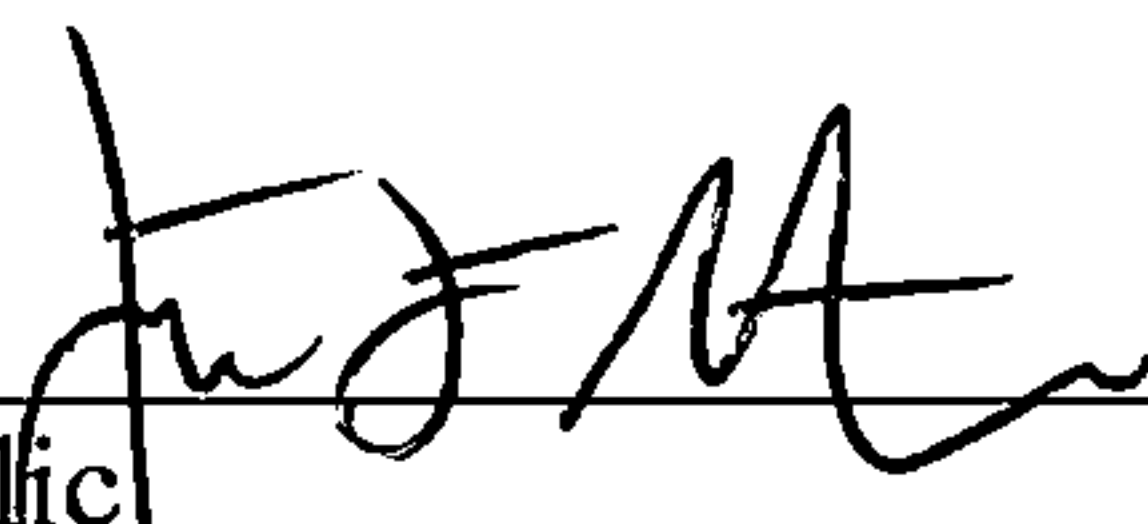


20210617000295950 3/3 \$416.50  
Shelby Cnty Judge of Probate, AL  
06/17/2021 11:41:58 AM FILED/CERT

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, Jon J. Rutledge, a Notary Public in and for said County in said State, hereby certify that **CHRISTOPHER J. RITTER and TINA MICHELLE RITTER**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 9<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7-17-2022

