

Send tax notice to: Robert Wayne Tucker, 4982 Hawthorne Place, Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thirty thousand and no/100 (\$330,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

John M. Ridderhoff and his wife Deborah K. Ridderhoff, whose mailing address is:

425 Lake Chelsea Way, Chelsea, AL 35043

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert Wayne Tucker and Kathrine Tucker, whose mailing address is:
4982 Hawthorne Place, Chelsea, Al. 35043

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 4982 Hawthorne Place, Chelsea, Al. 35043 to-wit:

L6-23A, according to the Resurvey of Lots 6-21 to 6-32 of Chelsea Park 6th Sector, 6th Addition, as recorded in Map Book 44, Page 24 in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. And recorded in Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to: All easements, restrictions and rights of way of record.

\$ **341,880.00** of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 6 day of January, 2022.

John M. Ridderhoff (SEAL)
JOHN M. RIDDERHOFF

Deborah K. Ridderhoff (SEAL)
DEBORAH K. RIDDERHOFF

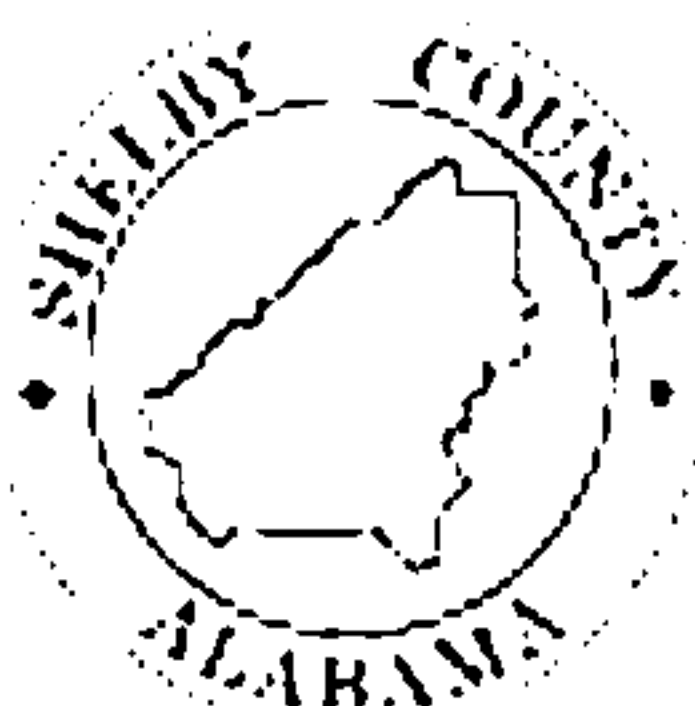
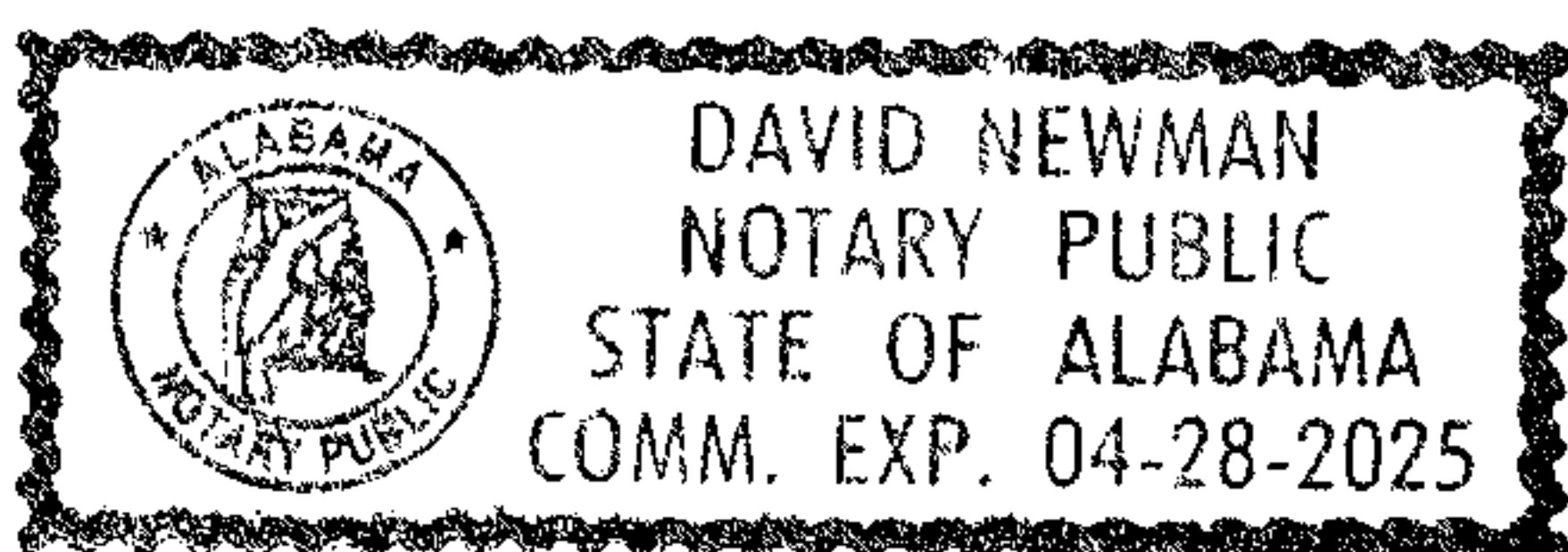
State of ALABAMA
County OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. Ridderhoff and his wife Deborah K. Ridderhoff, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of January, 2022.

David Newman
NOTARY PUBLIC

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2022 02:23:40 PM
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Allen S. Bayl