

THIS INSTRUMENT PREPARED BY:
Morgan Means
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Keith Luz and Amber Luz
5990 Fletcher Road
McCalla, AL 35111

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVENTY THOUSAND AND 00/100 (\$70,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James S. Ridgeway, Trustee of James S. Ridgeway, Trustee, or his successors in Trust, Under the Ridgeway Living Trust, dated June 20, 2012 and any Amendments thereto Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEES, **Keith Luz and Amber Luz, husband and wife** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said Northwest quarter of Northwest quarter, run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 267.49 feet to the point of beginning; thence turn an angle to the left of 68 degrees 43 minutes 40 seconds and run in a Northeasterly direction for a distance of 686.25 feet; thence turn an angle to the right of 64 degrees 20 minutes 52 seconds and run in an Easterly direction for a distance of 100.00 feet to a point on a circle forming a curve to the left with a radius of 50 feet and a central angle of 85 degrees 37 minutes 12 seconds; thence run in a Southeasterly direction along the arc of said circle for a distance of 74.72 feet, the previous call forming an interior angle of 132 degrees 48 minutes 36 seconds with a chord subtending said arc; thence turn radially and run in a Southerly direction for a distance of 600.95 feet to a point on the South line of said Northwest quarter of Northwest quarter; thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction along said South line of said quarter-quarter section for a distance of 398.53 feet to the point of beginning. Except the North 30 feet of caption lands.

Also, conveyed is the right for ingress and egress over the following described parcels of property, hereinafter, described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam and Joseph P. Sanders, Helen G. Salders, Edward B. Blackerby and Joyce Blackerty, as recorded in Deed Book 352, Page 983 in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2. Said easements shall run with the land.

Subject to an easement for ingress and egress:

Commence at the SW corner of the NW 1/4 of the NW1/4 of Section 35, Township 20 South, Range 4 West; thence run Easterly along the South line of said 1/4-1/4 section for a distance of 652.91 feet to the point of beginning of a 30 foot easement for ingress and egress lying 15 feet on each side of the following described line; thence turn an angle to the left of 95 degrees 15 minutes 19 seconds for a distance of 56.70 feet; thence turn an angle to the left of 5 degrees 38 minutes 08 seconds for a distance of 119.36 feet; thence turn an angle to the left of 11 degrees 36 minutes 33 seconds for a distance of 104.68 feet; thence turn an angle to the right of 17 degrees 14 minutes 41 seconds for a distance of 152.41 feet; thence turn an angle to the left of 6 degrees

45 minutes 23 seconds for a distance of 202.88 feet to the end of said easement, said point also being the center line of existing gravel road. Extending and shortening the side lines so as to terminate the property line.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **Vacant Lot, Helena, AL 35080**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantees, and with Grantees' successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set its hands and seals this **March 31, 2022**.

James S. Ridgeway, Trustee, or his successors in Trust, Under the Ridgeway Living Trust, dated June 20, 2012 and any Amendments thereto

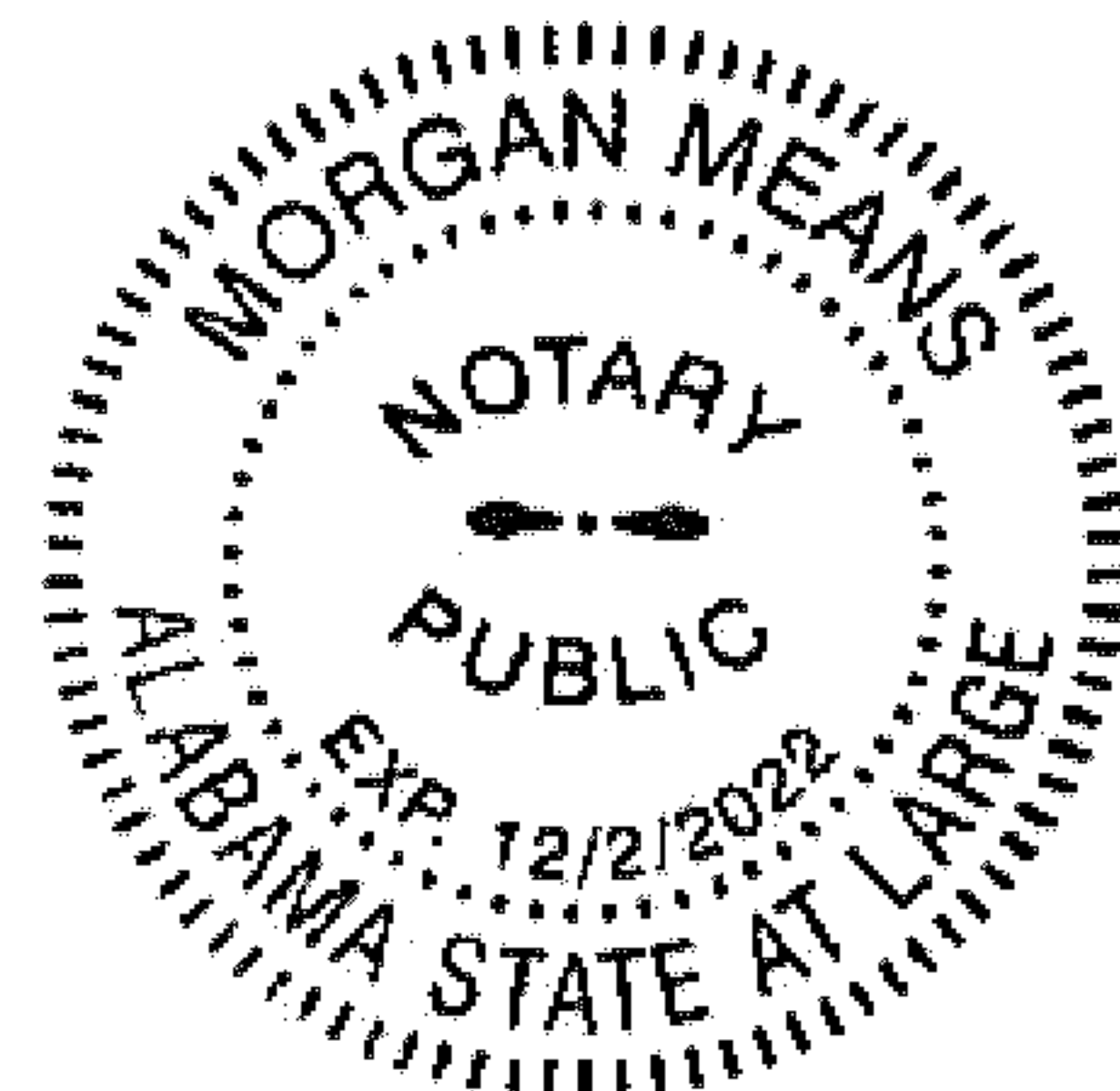
By: James S. Ridgeway Trustee
James S. Ridgeway, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James S. Ridgeway, Trustee of James S. Ridgeway, Trustee, or his successors in Trust, Under the Ridgeway Living Trust, dated June 20, 2012 and any Amendments thereto whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2022.

[Signature]
Notary Public
My Commission Expires: 12/21/22



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James S. Ridgeway, Trustee of James S. Ridgeway, Trustee, or his successors in Trust, Under the Ridgeway Living Trust, dated June 20, 2012 and any Amendments thereto

Grantee's Name Keith Luz and Amber Luz
 Mailing Address 5990 Fletcher Road
McCalla, AL 35111

Mailing Address 47 Ridgeway Lane
Helena, AL 35080

Date of Sale March 31, 2022
 Total Purchase Price \$70,000.00

Property Address Vacant Lot
Helena, AL 35080

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

☐ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/08/2022 09:25:25 AM
 \$98.00 CHARITY
 20220408000145360

☒ Closing Statement

Allen S. Byrd

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 3-31-2022 Print Morgan Means

☐ Unattested

(verified by)

Sign Morgan Means
 (Grantor/Grantee/ Owner/Agent) circle one