

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29056

Send Tax Notice To: Dominick Lovin
Brenda Lovin

523 12th St NW
Alabaster, AL 35007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Eight Thousand Dollars and No Cents (\$248,000.00)**, 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, **Christopher William Rickling, a married man and Robert William Rickling and Jeannine Lee Rickling, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dominick Lovin and Brenda Lovin**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of Christopher William Rickling or spouse.

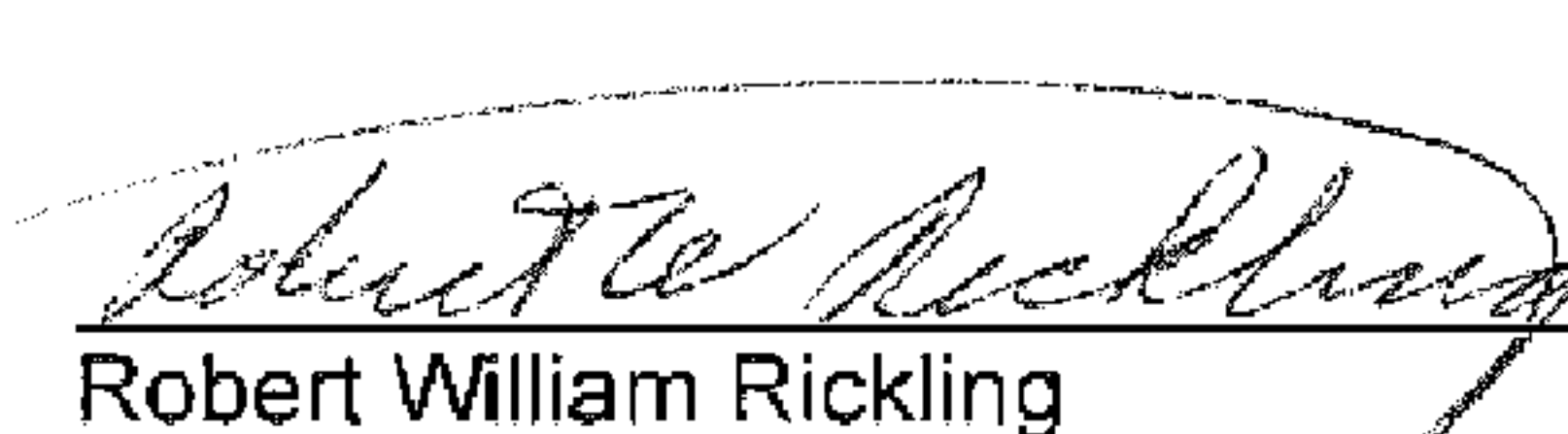
\$243,508.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of April, 2023.


Christopher William Rickling


Robert William Rickling


Jeannine Lee Rickling

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Christopher William Rickling and Robert William Rickling and Jeannine Lee Rickling, 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 this the 27th day of April, 2023.


Notary Public, State of Alabama
My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Northeast 1/4 of the Southeast 1/4, Section 34, Township 20 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows: From the Southeast corner of said Northeast 1/4 of Southeast 1/4, run North along the East line of said 1/4-1/4 section for a distance of 180 feet to the point of beginning; thence continue North along the same course for a distance of 167 feet; thence turn an angle to the left of 88 degrees 49 minutes and run West parallel with the South line of said 1/4-1/4 section for a distance of 190 feet; thence turn an angle to the left of 91 degrees, 11 minutes and run South parallel with the East line of said 1/4-1/4 section for a distance of 167 feet; thence turn an angle to the left 88 degrees, 49 minutes and run East for a distance of 190 feet to the point of beginning.

Allie S. Bayal

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