

GRANTEE'S ADDRESS:  
202 Chester Loop Road  
Chelsea, Alabama 35043

**WARRANTY DEED**



20240109000007500 1/4 \$168.00  
Shelby Cnty Judge of Probate, AL  
01/09/2024 01:14:08 PM FILED/CERT

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 9<sup>th</sup> day of January, 2024,  
in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable  
consideration, the undersigned, **MARK A. RIKARD and wife, LORI P. RIKARD**,  
whose address is 200 Sunset Lake Drive, Chelsea, Alabama, 35043, herein referred to as  
Grantors, do hereby grant, bargain, sell and convey unto **KAREN C. ANDREWS**, whose  
address is 202 Chester Loop Road, Chelsea, Alabama, 35043, **and LORI P. RIKARD**,  
whose address is 200 Sunset Lake Drive, Chelsea, Alabama, 35043, herein referred to as  
Grantees, for and during their joint lives and upon the death of either of them, then to the  
survivor of them, in fee simple, together with every contingent remainder and right of  
reversion, the following described real estate, lying and being in Shelby County, to-wit:

A Parcel of land to be known as Lot 1 of the Rikard Family Subdivision, being more  
particularly described as follows:

Commence at the SE Corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20  
South, Range 1 East, Shelby County, Alabama; thence S89°23'19"W a distance of  
667.54'; thence S00°05'06"W a distance of 192.00' to the POINT OF BEGINNING;  
thence continue S00°05'06"W a distance of 192.00'; thence S73°15'52"W a distance  
of 226.76' to the Easterly R.O.W. line of Shelby County Highway 55; thence  
N31°44'10"W and along said R.O.W. line a distance of 35.85', to a curve to the right,  
having a radius of 660.00', subtended by a chord bearing N21°13'51"W, and a chord  
distance of 240.67'; thence along the arc of said curve and along said R.O.W. line for  
a distance of 242.03'; thence N89°33'47"E and leaving said R.O.W. line a distance of  
323.46' to the POINT OF BEGINNING. Said Parcel containing 1.49 acres, more or  
less.

Shelby County, AL 01/09/2024  
State of Alabama  
Deed Tax: \$137.00

ALSO AND INCLUDING a 60.00' Ingress/Egress and Utility Easement, lying 30.00' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence S89°23'19"W a distance of 667.54'; thence S00°05'06"W a distance of 192.00'; thence S89°33'47"W a distance of 292.95' to the POINT OF BEGINNING OF SAID CENTERLINE, to a curve to the right, having a radius of 630.00', subtended by a chord bearing N07°58'22"W, and a chord distance of 71.39'; thence along the arc of said curve for a distance of 71.43'; thence N04°43'29"W a distance of 299.00' to the POINT OF ENDING OF SAID EASEMENT.

Property street address: 5342 Highway 55, Wilsonville, AL, 35186.

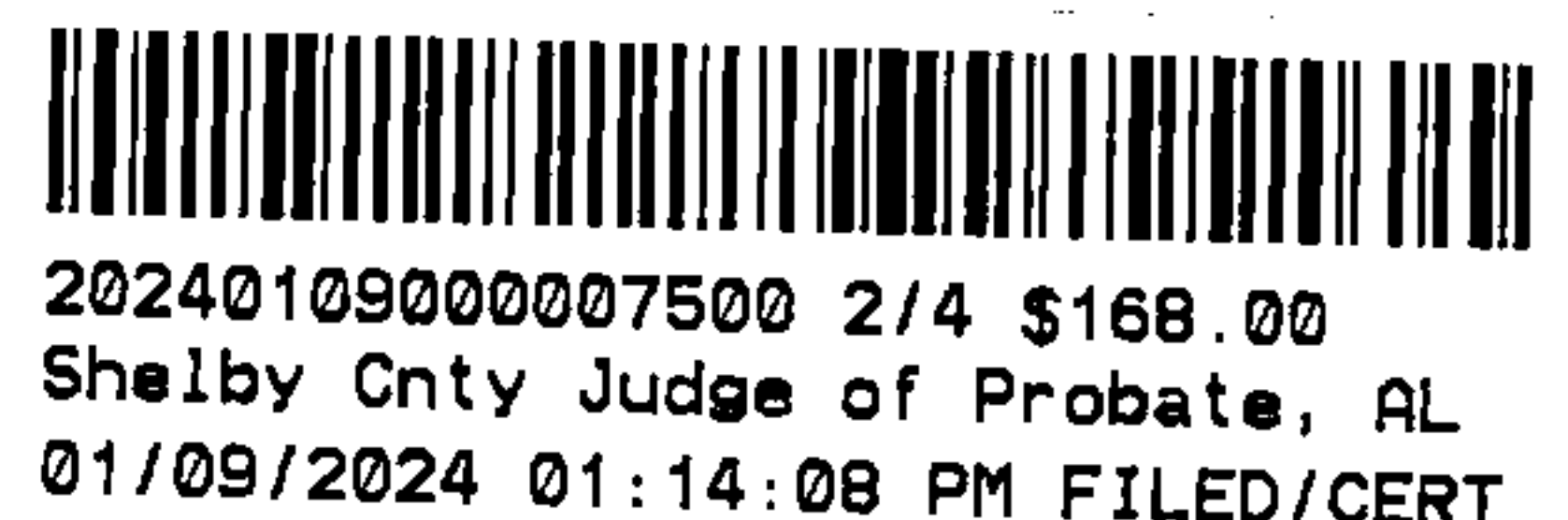
TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

 (SEAL)  
MARK A. RIKARD

 (SEAL)  
LORI P. RIKARD





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STATE OF ALABAMA,

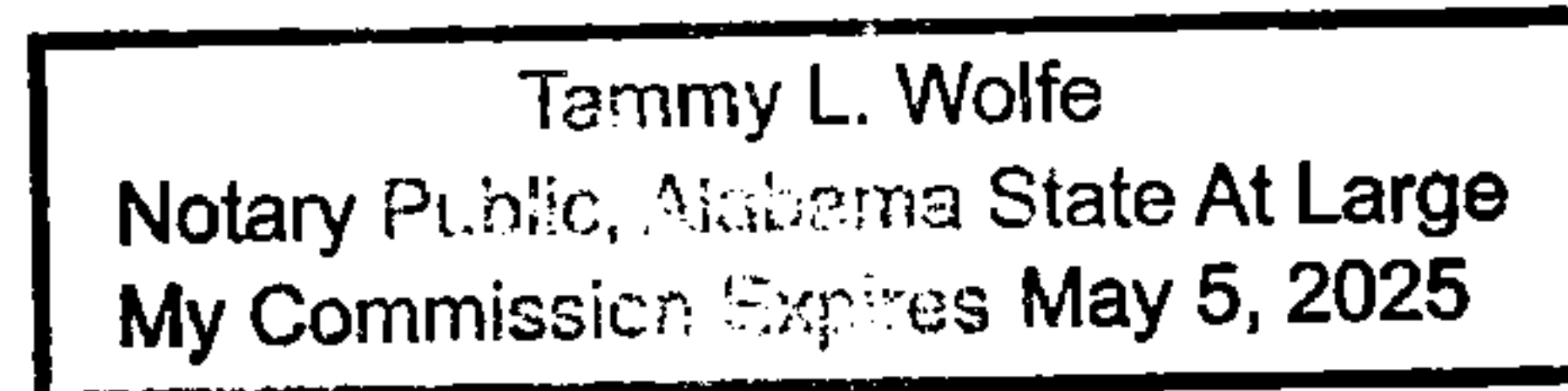
Shelby COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that MARK A. RIKARD and wife, LORI P. RIKARD, whose names are 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 this the 9<sup>th</sup> day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 5-5-2025



THIS INSTRUMENT PREPARED FROM  
A DESCRIPTION PROVIDED BY THE  
PARTIES WITH NO EXAMINATION OF  
TITLE BY:

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200



# Real Estate Sales Validation Form

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

Grantor's Name MARK & LORI RILKARD  
Mailing Address 200 SUNSET LAKE DR.  
Chelsea, AL 35043

Grantee's Name KAREN C. Andrews  
Mailing Address 202 Chessier Loop Rd  
Chelsea, AL 35043

Property Address 5342 Hwy 55  
Wilsonville, AL  
35186

Date of Sale 12/21/2024  
Total Purchase Price \$ 15,00  
or  
Actual Value \$ 136,622.86  
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



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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 1/9/2025

Print KAREN C. Andrews

Unattested

Sign Karen C. Andrews

(verified by)

(Grantor/Grantee/Owner/Agent) circle one