



20240502000127990 1/3 \$49.00  
Shelby Cnty Judge of Probate, AL  
05/02/2024 09:06:59 AM FILED/CERT

This instrument was prepared by:  
Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
Lindsey Ricchetti  
3040 Thrasher Lane  
Hoover, AL35244

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$415,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

**Christian Alexander Littleton and Christine Haley Littleton, a married couple**

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

**Lindsey Ricchetti**

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 14, according to the Survey of Audubon Forest First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$394,250.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

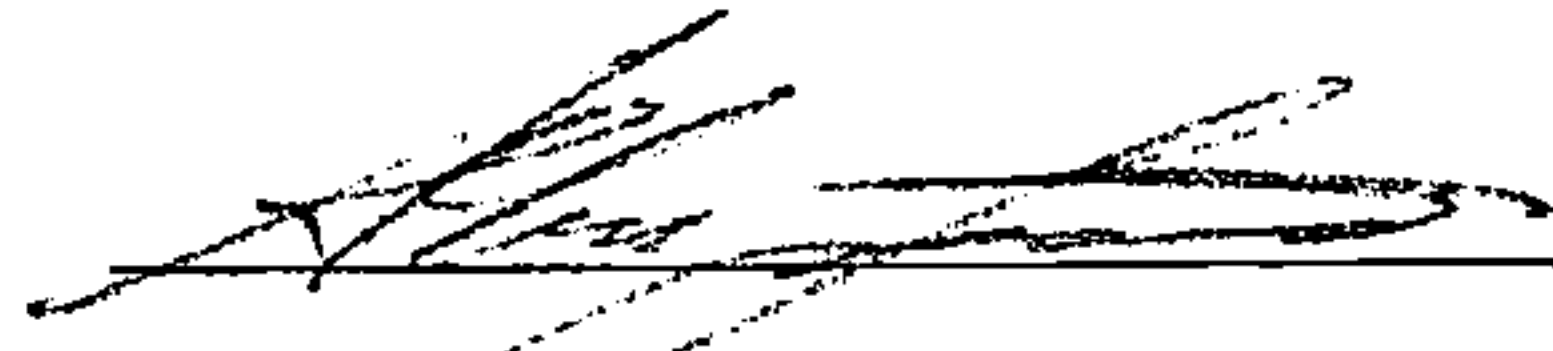
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and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


Shelby County, AL 05/02/2024  
State of Alabama  
Deed Tax: \$21.00



20240502000127990 2/3 \$49.00  
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IN WITNESS WHEREOF, we have hereunto set our hand and seal this 30th day of April, 2024.

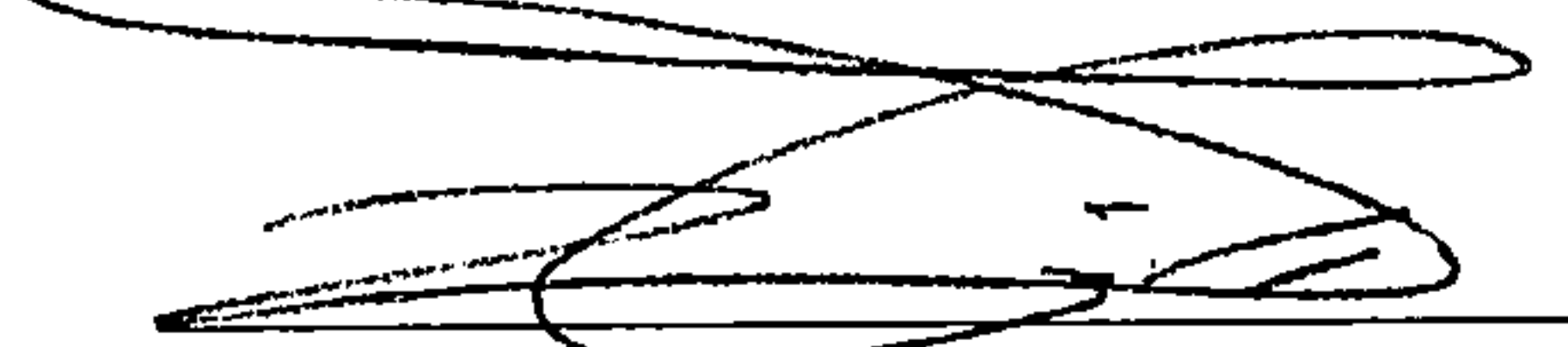
  
Christian Alexander Littleton

  
Christine Haley Littleton

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christian Alexander Littleton and Christine Haley Littleton**, whose names 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **30th day of April, 2024**.

  
Notary Public

My Commission Expires:

