

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Bradley Baggett  
5295 Highway 55,  
Wilsonville, AL 35186

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **WILLIAM RICKETTS, III and spouse, LINDSEY RICKETTS** (herein referred to as Grantors) grant, bargain, sell and convey unto **BRADLEY BAGGETT** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together herewith a permanently affixed manufactured home more particularly described as a 2022 (model year) Clayton (Manufacturer) 43CEE32764AH22 (Model) and is comprised of two section(s). The serial number of each section is SAD031222ALA, and SAD031222ALB.

**WILLIAM RICKETTS, III is one and the same person as WILLIAM RICKETTS.**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$237,405.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 30th day of April, 2024.

  
WILLIAM RICKETTS, III

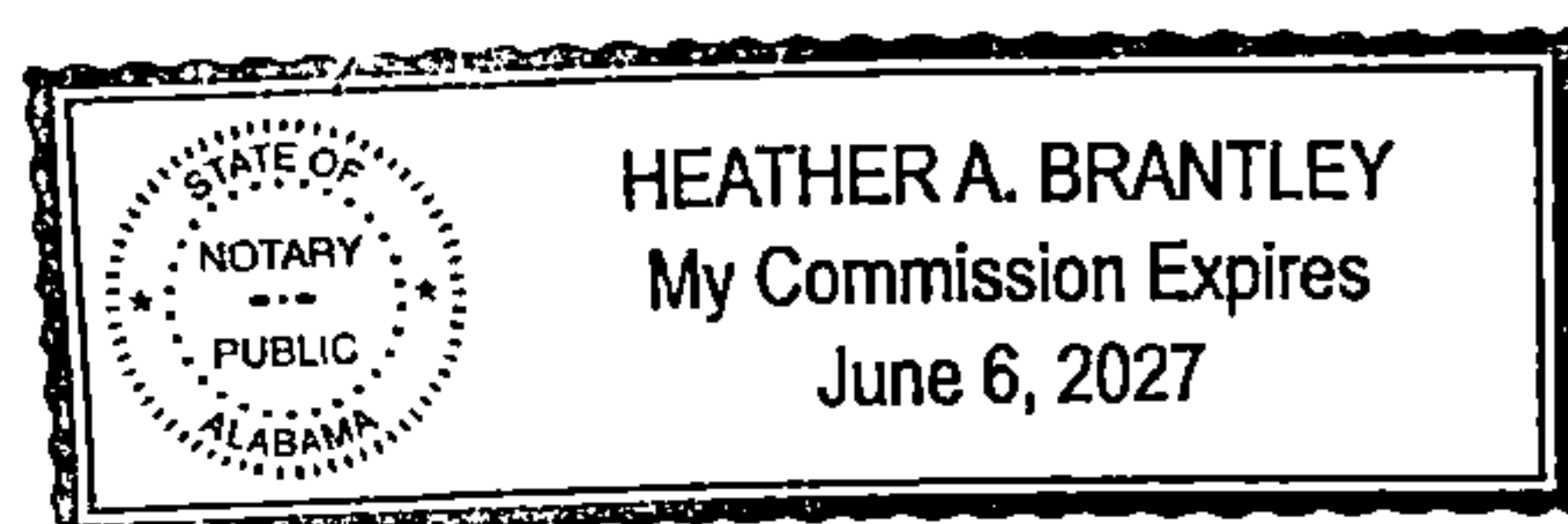
  
LINDSEY RICKETTS

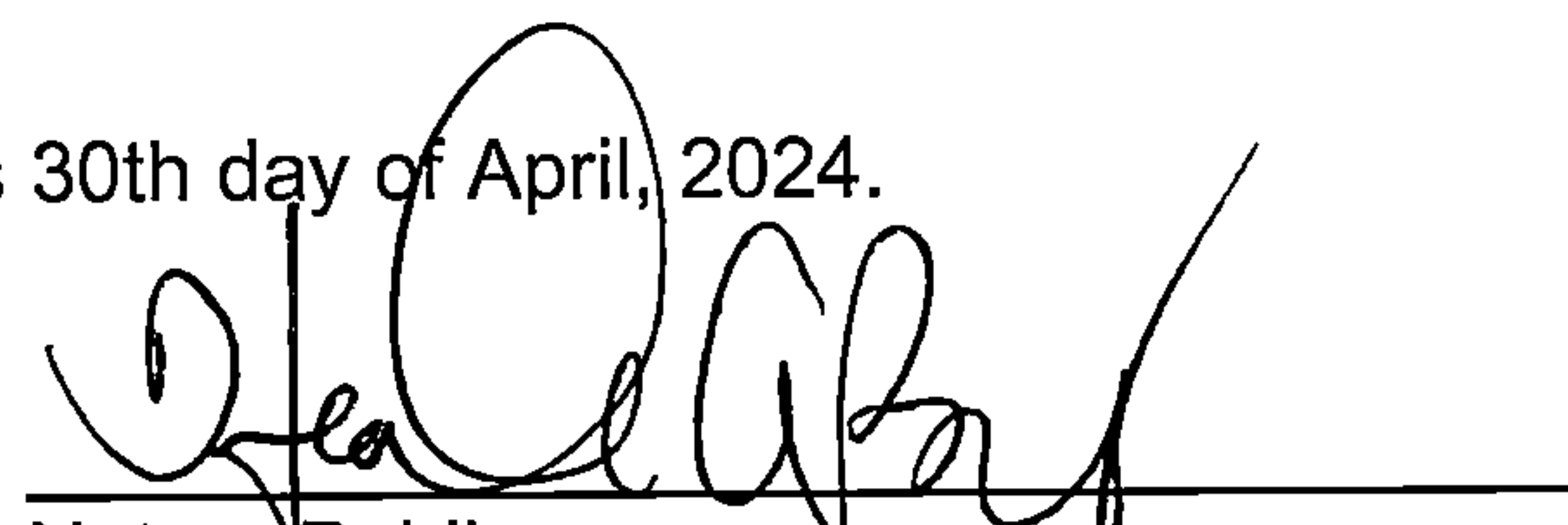
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM RICKETTS, III and LINDSEY RICKETTS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they 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: 06/06/2027



20240611000172800 2/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
06/11/2024 09:25:14 AM FILED/CERT

## EXHIBIT "A"

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Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East; thence run Easterly along the North line thereof for 234.15 feet to the Westerly R/W of Shelby County Highway #55; thence 86 degrees 05 minutes 23 seconds right run Southerly along said R/W for 119.48 feet to a curve to the left (having a radius of 786.64 feet and a central angle of 29 degrees 32 minutes 46 seconds); thence run along said curve and R/W for 405.27 feet to tangent of said curve; thence along said tangent and R/W for 195.27 feet; thence 119 degrees 04 minutes 41 seconds right run Westerly 493.67 feet to the West line of said 1/4 - 1/4 section; thence 95 degrees 30 minutes 21 seconds right run Northerly 699.98 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

TAX PARCEL NUMBER: 16-4-17-0-000-002.007



Real Estate Sales Validation Form

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

Grantor's Name WILLIAM RICKETTS, III  
Mailing Address LINDSEY RICKETTS  
5095 Pintail Drive,  
Harpersville, AL 35078

Grantee's Name BRADLEY BAGGETT  
Mailing Address 5295 Highway 55,  
Wilsonville, AL 35186

Property Address 5295 Highway 55,  
Wilsonville, AL 35186

Date of Sale April 30, 2024  
Total Purchase Price \$ 249,900.00

Or  
Actual Value \$

Or  
Assessor's Market Value \$



20240611000172800 3/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
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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 \_\_\_\_\_ Appraisal \_\_\_\_\_  
☒ Sales Contract \_\_\_\_\_ Other \_\_\_\_\_  
☒ Closing Statement \_\_\_\_\_

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 April 30, 2024

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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