

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Jason Christopher Behrens and Rachel L.  
Behrens  
10618 Chelsea Road  
Chelsea, AL 35043

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Three Hundred Thirty-Five Thousand And No/100 Dollars (\$335,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Frank Gartmore Ritchie and Whitney Lynn Ritchie, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jason Christopher Behrens and Rachel L. Behrens (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commencing at the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 88 degrees 43 min. 02 sec. West along the South line of said 1/4 - 1/4 Section for a distance of 983.09 feet to the Northeasterly right of way line of Shelby County Road No. 47; thence North 28 deg. 41 min. 18 sec. West along said road right of way line for a distance of 264.07 feet to the POINT OF BEGINNING; thence South 84 deg. 12 min. 40 sec. East, a distance of 207.05 feet; thence North 0 deg 57 min. 48 sec. East, a distance of 74.28 feet; thence North 64 deg. 49 min. 10 sec. West a distance of 112.76 feet; thence South 81 deg. 43 min. 38 sec. West, a distance of 150.21 feet to the Northeasterly right of way line of Shelby County Road No. 47; thence South 28 deg. 35 min. 00 sec. East along said road right of way line for a distance of 90.82 feet to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$324,950.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 2<sup>nd</sup> day of July, 2024.

  
Frank Gartmore Ritchie

  
Whitney Lynn Ritchie

STATE OF ALABAMA  
COUNTY OF Shelby

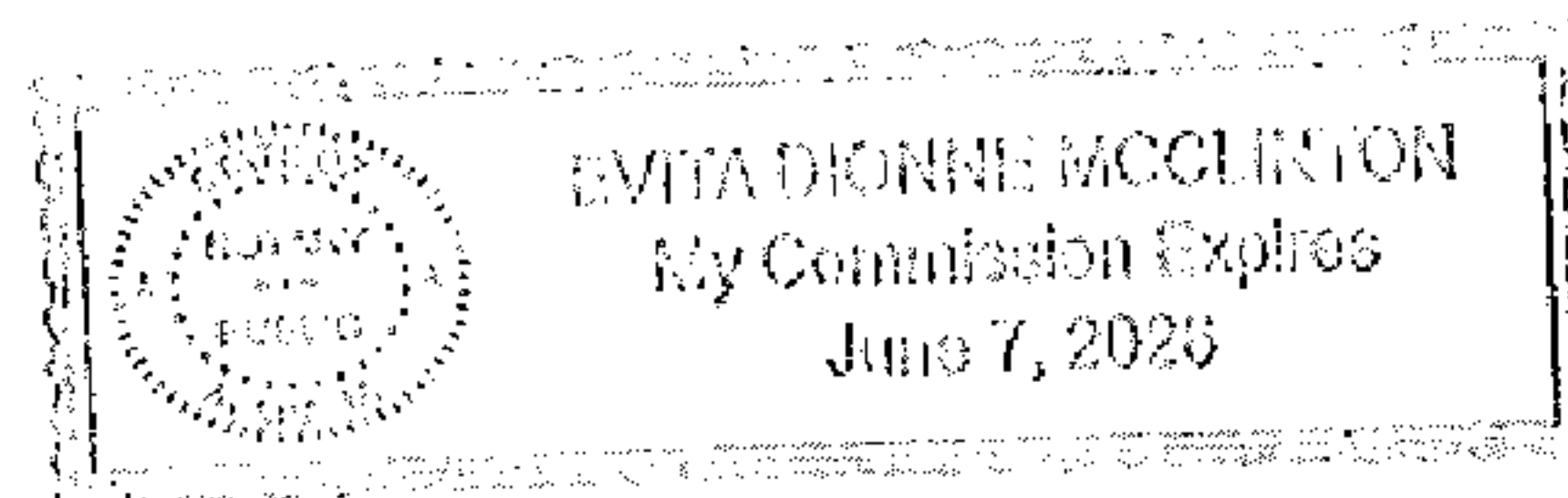
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Gartmore Ritchie and Whitney Lynn Ritchie whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 2 day of July, 2024

  
Notary Public

My commission expires:

6-7-24



**Real Estate Sales Validation Form**

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

Grantor's Name	Frank Gartmore Ritchie and Whitney Lynn Ritchie	Grantee's Name	Jason Christopher Behrens and Rachel L. Behrens
Mailing Address	<u>PO Box 334</u> <u>Chelsea, AL 35043</u>	Mailing Address	10618 Chelsea Road Chelsea, AL 35043
Property Address	10618 Chelsea Road Chelsea, AL 35043	Date of Sale	July 2, 2024
		Total Purchase Price	\$335,000.00
		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  
☒ Closing Statement

☐ Appraisal  
☐ Other: \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

**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: July 2, 2024

Sign \_\_\_\_\_

Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/03/2024 08:04:12 AM**  
**\$38.50 BRITTANI**  
**20240703000200890**

*Allen S. Bayl*