

**SEND TAX NOTICE TO:**  
**Kelly Marshall Whigham and Kaylan**  
**Baxter Whigham**  
**200 Sunset Lake Drive**  
**Chelsea, Alabama 35043**

**This instrument was prepared by:**  
**Edward Reisinger**  
**Kudulis, Reisinger & Price, LLC**  
**P. O. Box 653**  
**Birmingham, AL 35201**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Four Hundred Ten Thousand dollars & no cents (\$410,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Mark Alan Rikard and Lori P. Rikard, husband and wife**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Kelly Marshall Whigham and Kaylon Baxter Whigham**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 10, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE, PHASE 3, AS RECORDED IN MAP BOOK 33, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.**

\$328,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 22.

Mislocations of fence as depicted on that certain survey dated 07/29/2024, by Steven J. Clinkscales, PLS AL 37248.


7.5 foot easement along the northeasterly property line as depicted on that certain survey dated 07/29/2024, by Steven J. Clinkscales, PLS AL 37248.


All matters as setout in that certain survey dated 07/29/2024, by Steven J. Clinkscales, PLS AL 37248.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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 persons.

**IN WITNESS WHEREOF, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **August 6, 2024**.

  
\_\_\_\_\_  
Mark Alan Rikard (Seal)

  
\_\_\_\_\_  
Lori P. Rikard (Seal)

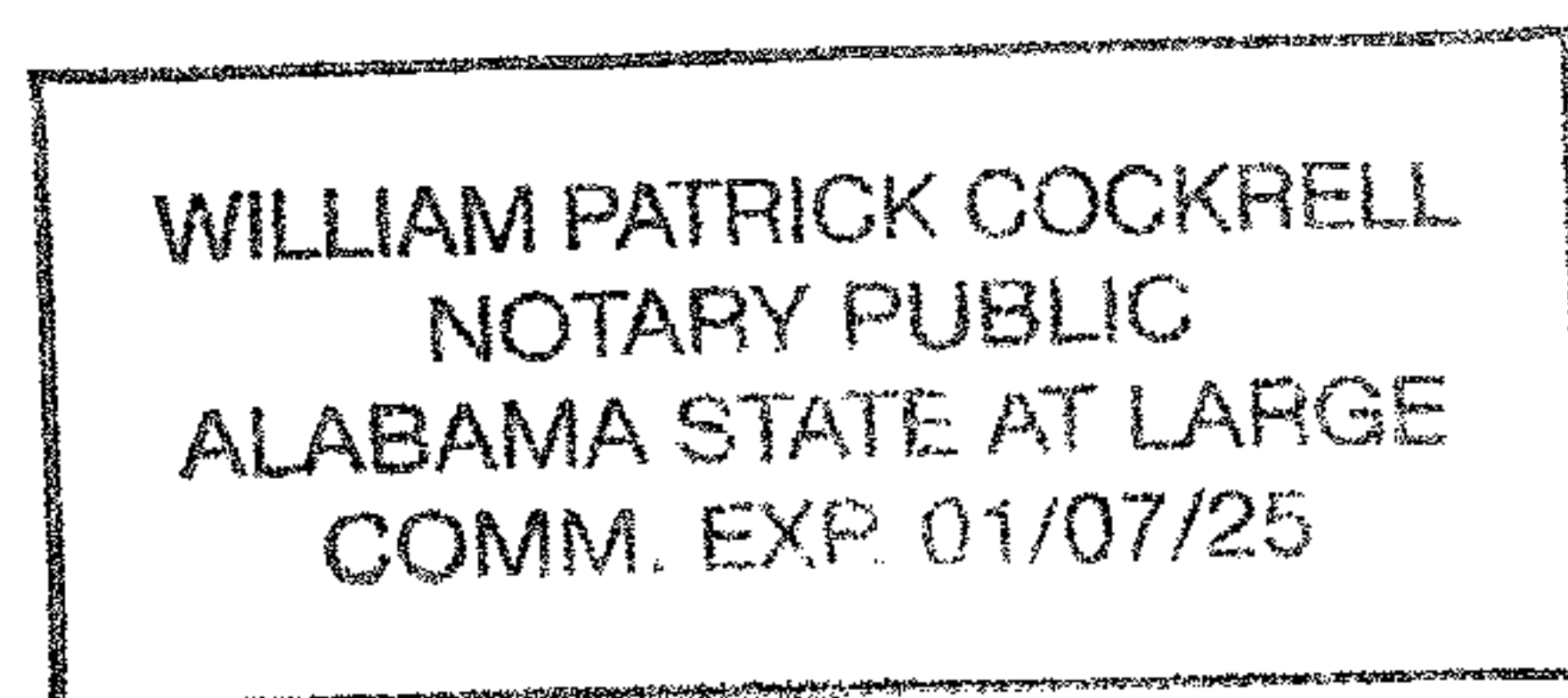
**STATE OF ALABAMA**

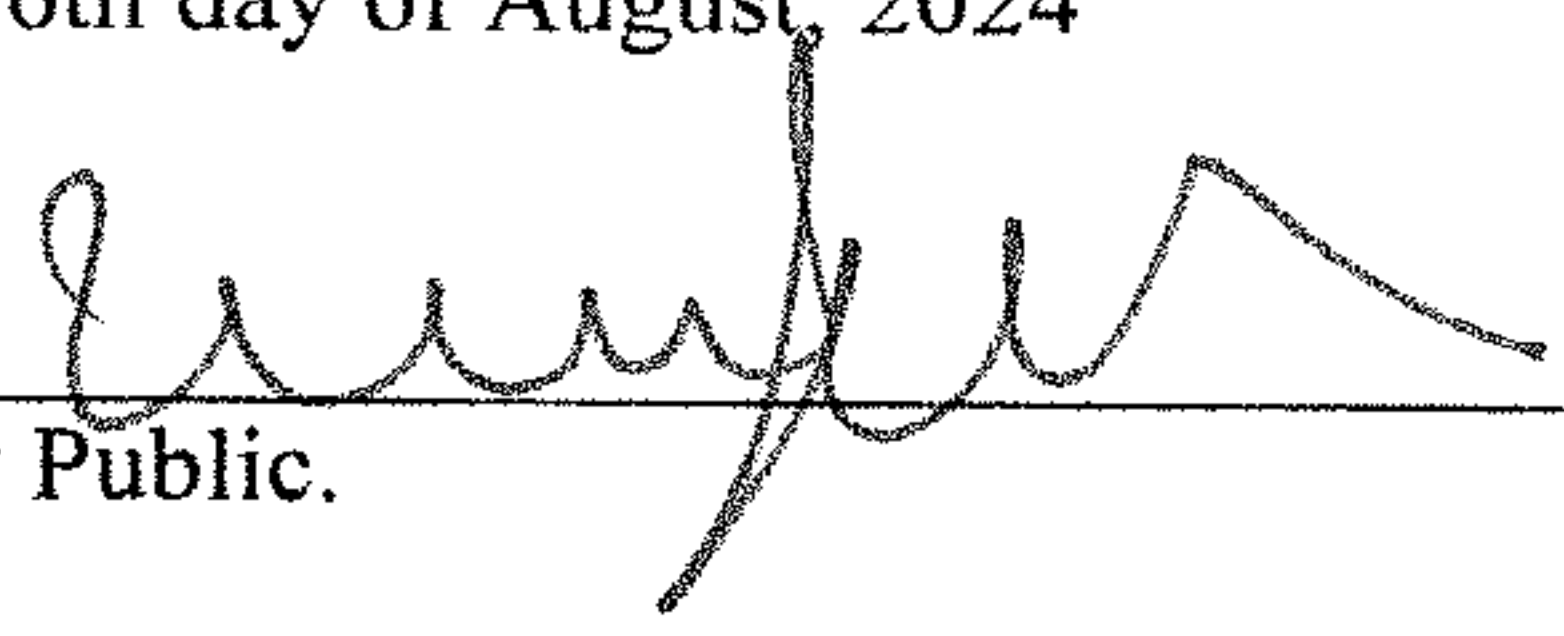
**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark Alan Rikard and Lori P. Rikard, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2024



  
\_\_\_\_\_  
Notary Public.  
(Seal)  
My Commission Expires: \_\_\_\_\_

**Real Estate Sales Validation Form*****This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Mark Alan Rikard and Lori P. Rikard

Grantee's Name Kelly Marshall Whigham and Kaylon Baxter Whigham

Mailing Address 5342 County Road 55  
Wilsonville, Alabama 35186Mailing Address 200 Sunset Lake Drive  
Chelsea, Alabama 35043Property Address 200 Sunset Lake Drive,  
Chelsea, Alabama 35043Date of Sale 08/06/2024Total Purchase Price \$410,000.00

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**

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 of 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 8.6.2024Print Kelly Marshall WhighamUnattestedSJB  
(verified by)Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2024 01:21:21 PM  
\$110.00 BRITTANI  
20240806000244190Brittani S. Boyd