



20240822000263020 1/3 \$520.50
Shelby Cnty Judge of Probate, AL
08/22/2024 11:32:44 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 8 day of August, 2024, by and between **Dallas R. Ricker and wife, Sylvia B. Ricker**, a married couple, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Dallas R. Ricker and Sylvia Ricker, Trustees of the Ricker Family Trust, dated June 11, 2024**, herein referred to as "Grantee" (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Jefferson County, to-wit:

Lot 415, according to the survey of Eagle Pointe Fourth Sector, as recorded in Map Book 17, on Page 16, in the Probate Office of Shelby County, Alabama.

Subject To:

Advalorem taxes for the current year and thereafter.

Building setback lines, easements, and restrictions shown by recorded map.

Easement to Shelby County as recorded in Inst. #1993-26577.

Restrictions or covenants as recorded in real 290, Page 842; Inst.#1994-6784 and Inst. 1994-6397.

Mineral and mining rights and rights incident thereto recorded in Volume 331, Page 262.

Right of way granted to Alabama Power Company as recorded in Volume 111, Page 408.

Right of way to Southern Bell Telephone and Telegraph Company as recorded in Deed Book 42, Page 975.

By-laws of Eagle Pointe Homeowner's Association, INC., as recorded in INST. #1996-33773.

Notice of sinkhole prone areas as shown on recorded map.

Shelby County, AL 08/22/2024
State of Alabama
Deed Tax: \$491.50

NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said

premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 8 day of August, 2024.

Dallas R. Ricker
Dallas R. Ricker

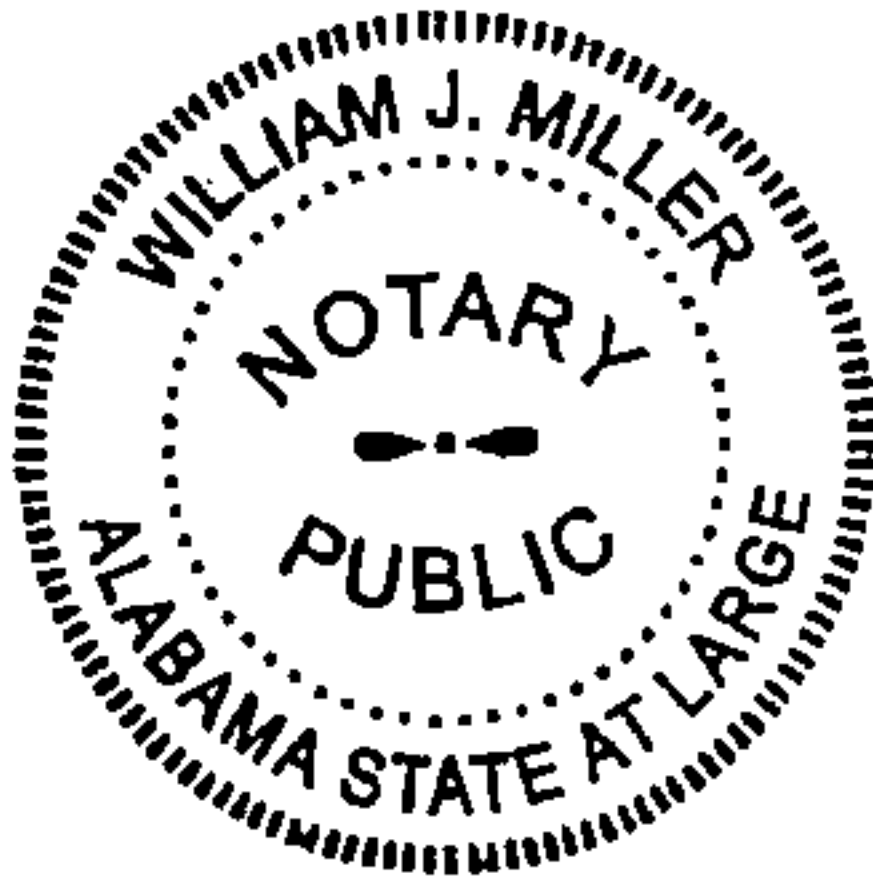
Sylvia B. Ricker
Sylvia B. Ricker

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Dallas R. Ricker and wife, Sylvia B. Ricker**, whose name is 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8 day of August, 2024.

[SEAL]



William J. Miller
NOTARY PUBLIC

Grantee's Mailing Address
4141 Eagle Crest
Birmingham, AL 35242

MY COMMISSION EXPIRES
JUNE 26, 2027



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Real Estate Sales Validation Form

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

Grantor's Name Dallas R. Ricker and Sylvia B. Ricker
Mailing Address 4141 Eagle Crest Drive
Birmingham, Alabama 35242

Grantee's Name Dallas R. Ricker and Sylvia Ricker, Trustees
Mailing Address of the Ricker Family Trust, dated June 11, 2024
4141 Eagle Crest Drive
Birmingham, Alabama 35242

Property Address 4141 Eagle Crest Dr Date of Sale _____
Birmingham, AL Total Purchase Price \$ _____
35242 or
Actual Value \$ _____
or
Assessor's Market Value \$ 491,370

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 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 _____

Print Sylvia Ricker

☐ Unattested

Sign Sylvia Ricker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1