

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
A LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Terry Nathan Riddle

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTY-SEVEN THOUSAND TWO HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$77,260.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Terry Nathan Riddle a married man, Ethan Tyler Riddle A married man, and Kelly L. Riddle a single man.*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Terry Nathan Riddle and Ethan Tyler Riddle*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit A for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

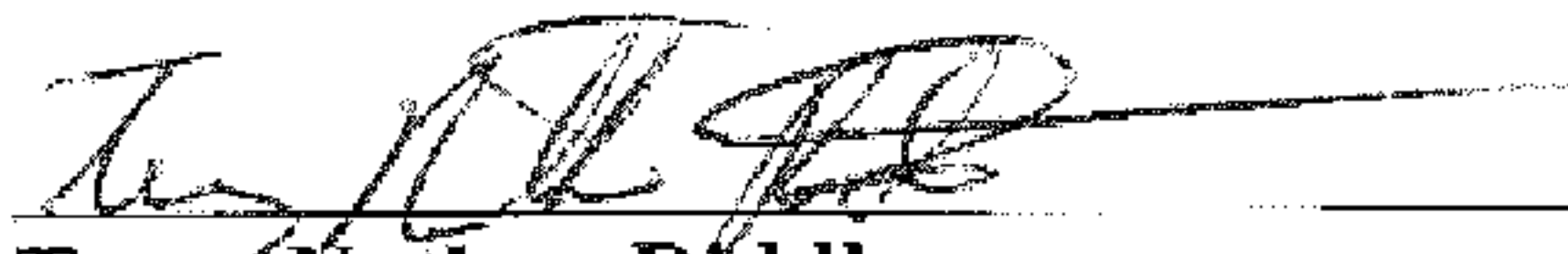
No part of the homestead of the Grantors herein.


Grantors herein are all the heirs of Franklin Delano Riddle having died intestate on April 3, 2018. Terry F. Riddle son of Franklin Delano Riddle who is also deceased having died intestate on September 5, 2024, Terry F. Riddle is survived by Terry Nathan Riddle, Ethan Tyler Riddle and Kelly L. Riddle. At the time of his death Franklin Delano Riddle owned property known as 627 Country Church Road, Harpersville AL 35078 described Instrument \$20161118000425790 in the Probate Office of Shelby County.

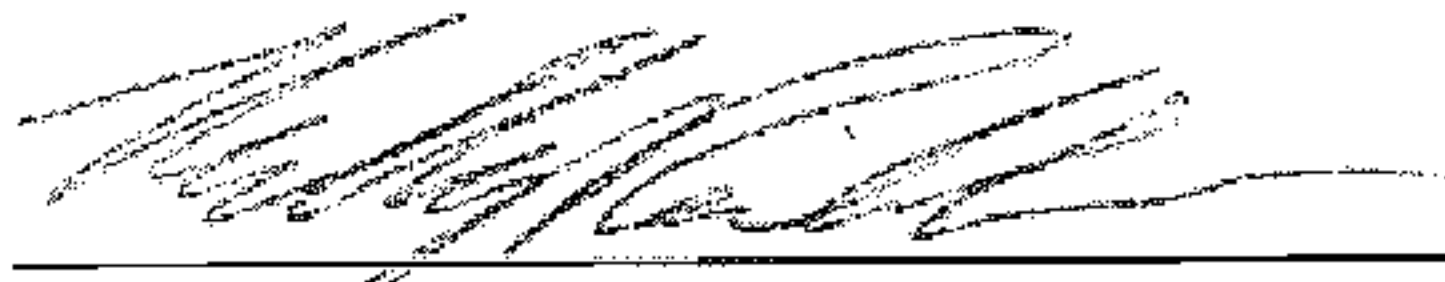
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executor have administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November 2024.


Terry Nathan Riddle

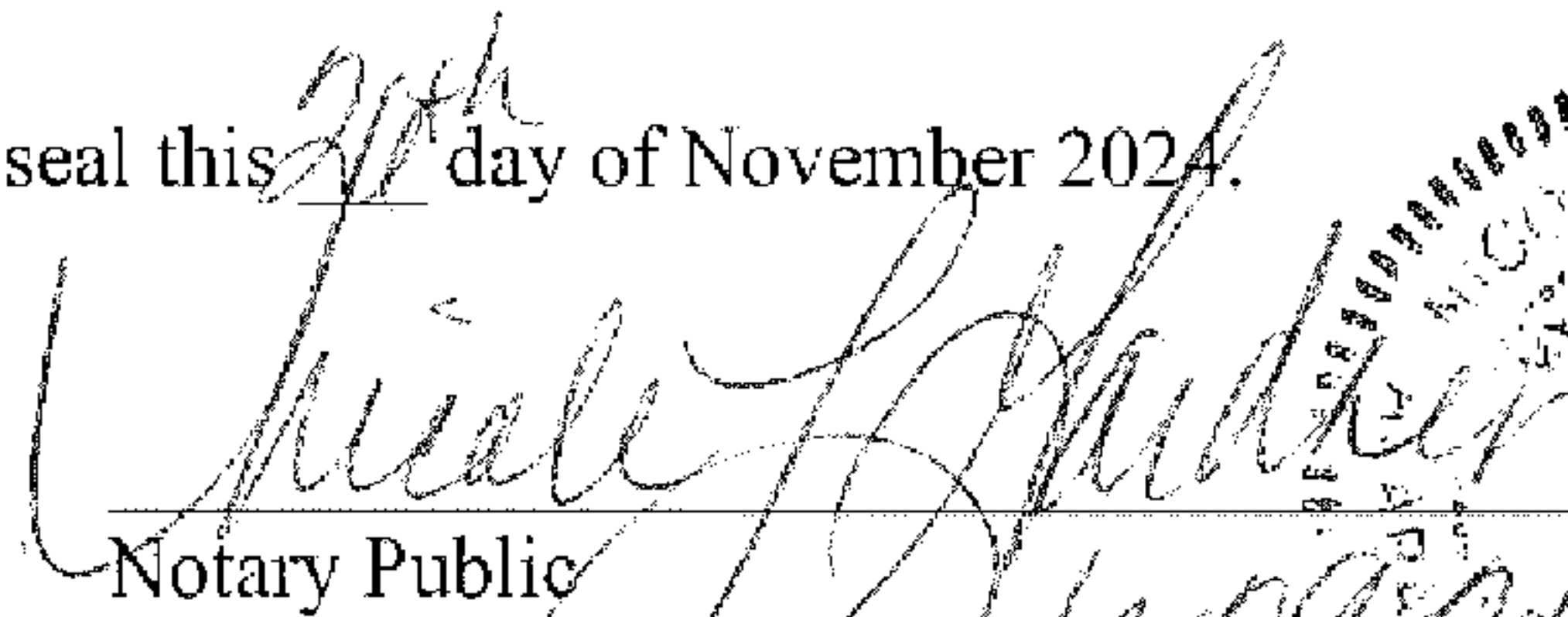

Ethan Tyler Riddle

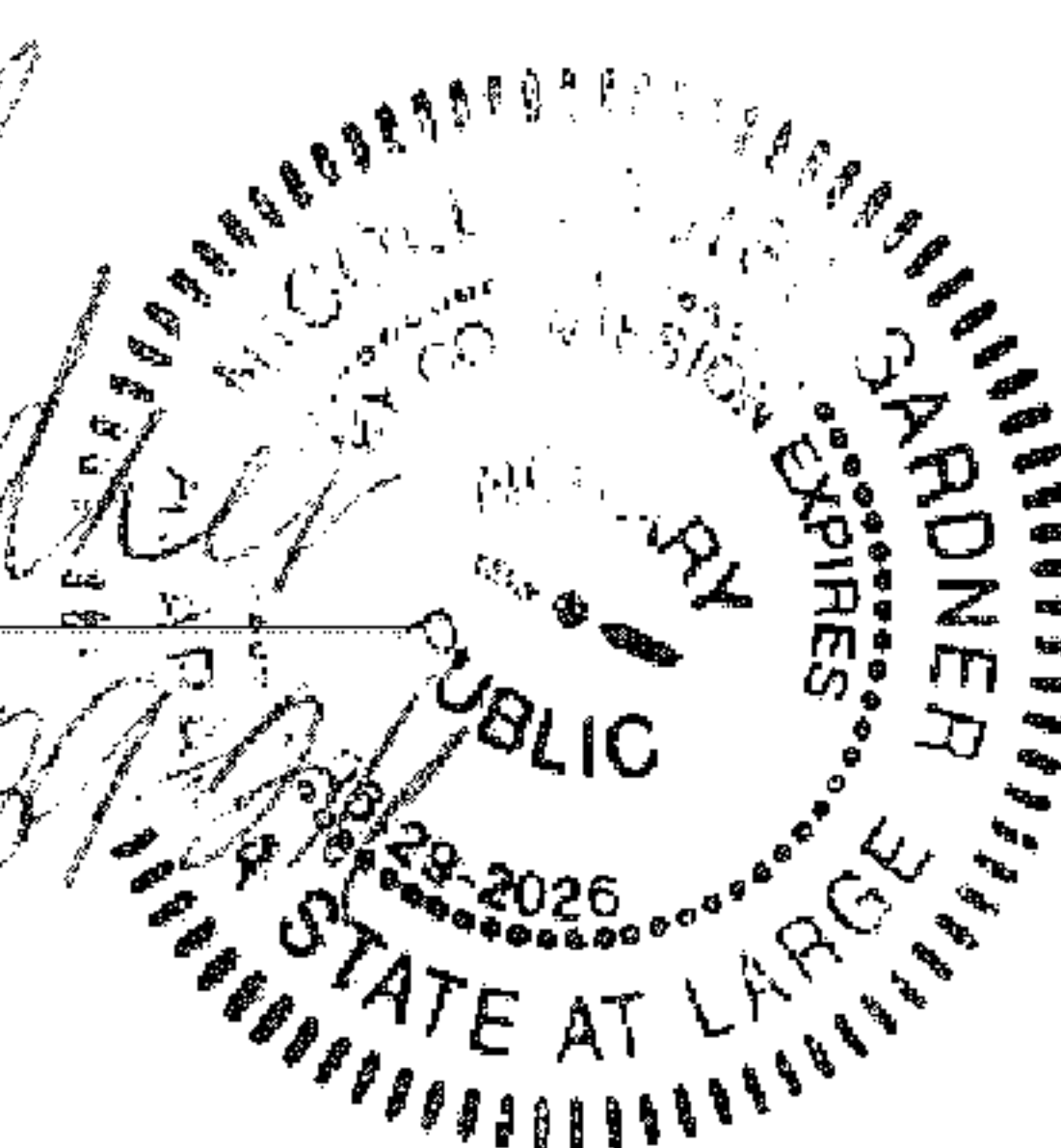

Kelly L. Riddle

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry Nathan Riddle**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November 2024.

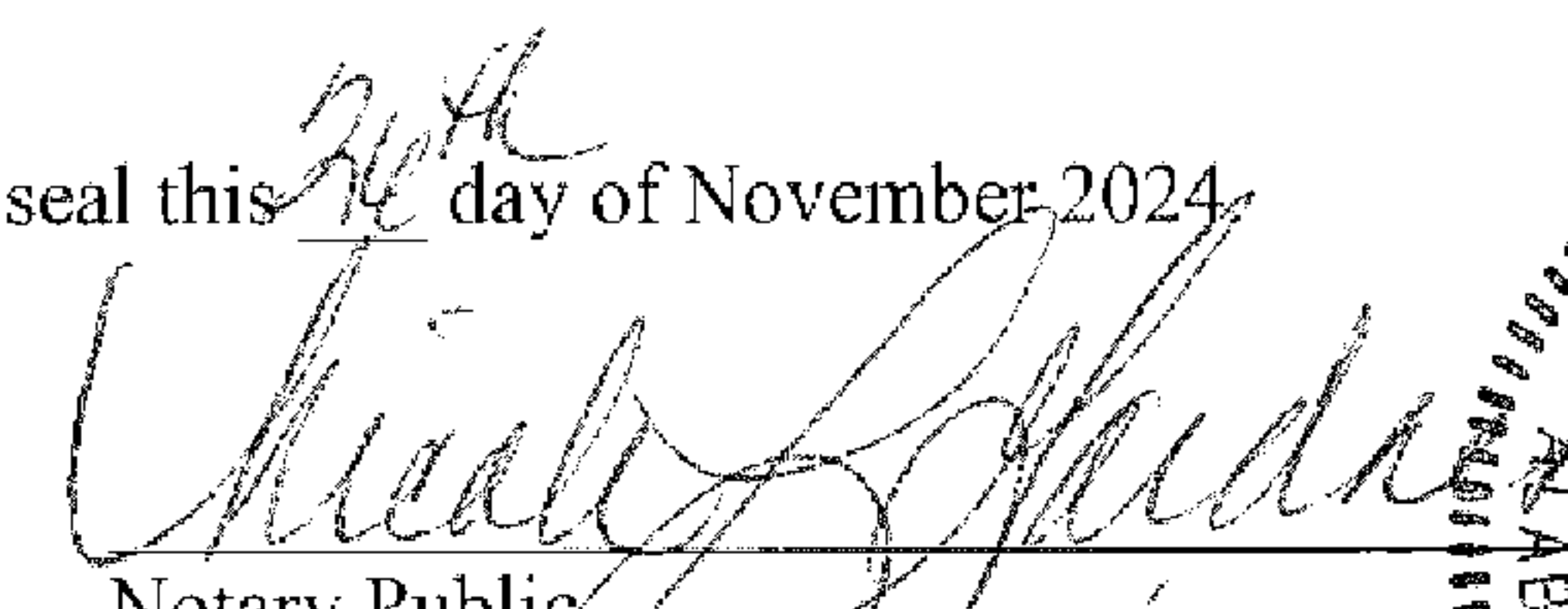

Notary Public
My Commission Expires: 03-29-2026

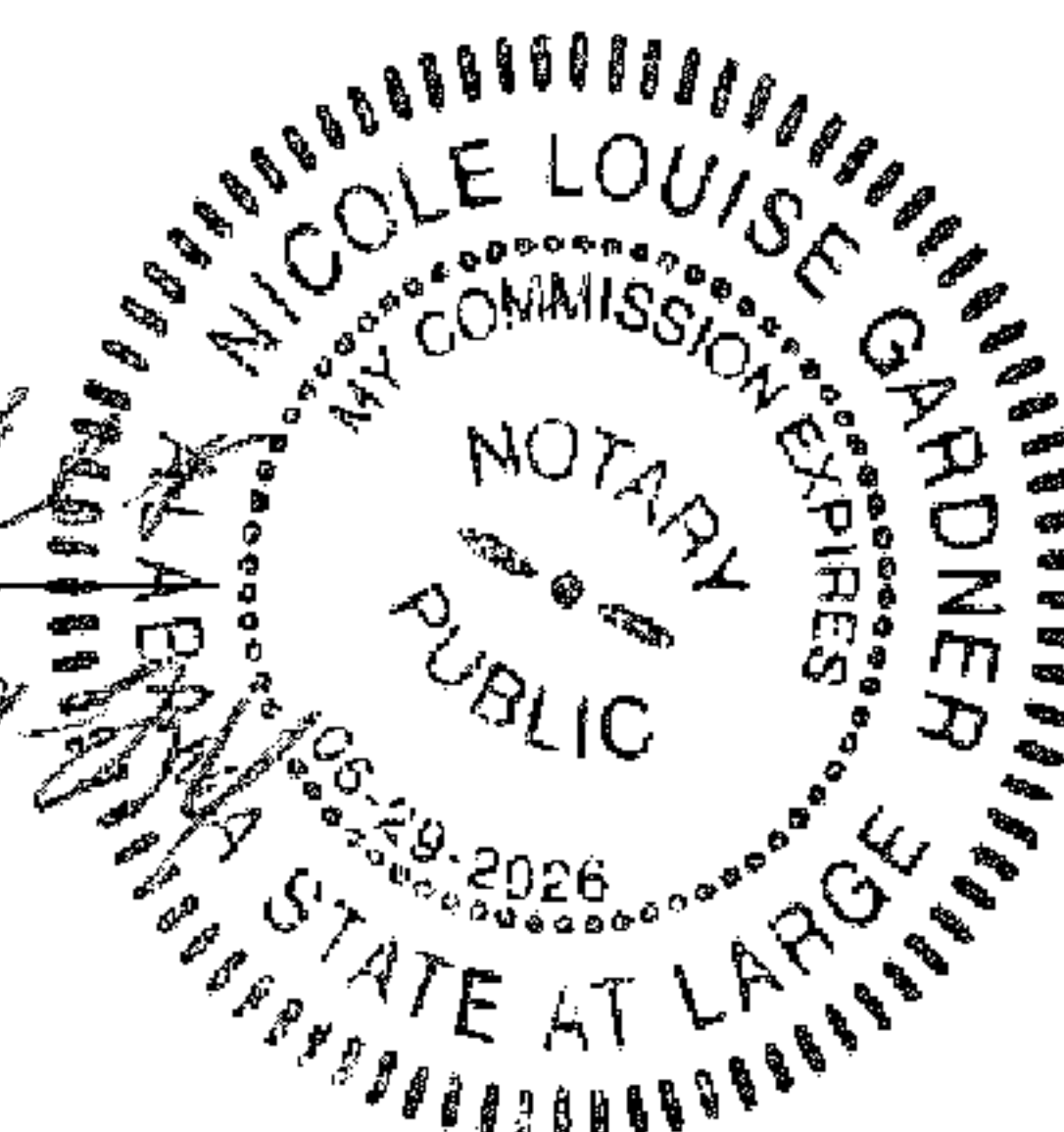


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ethan Tyler Riddle**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November 2024.

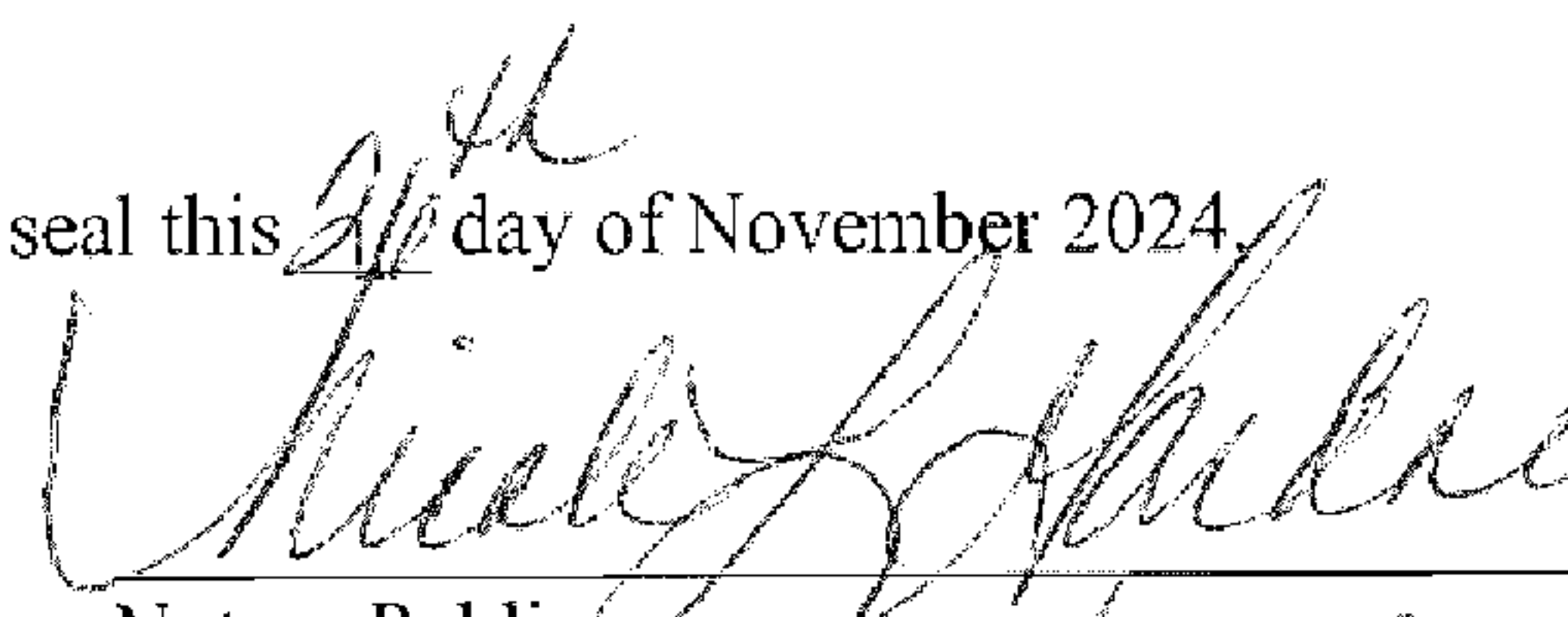

Notary Public
My Commission Expires: 03-29-2026

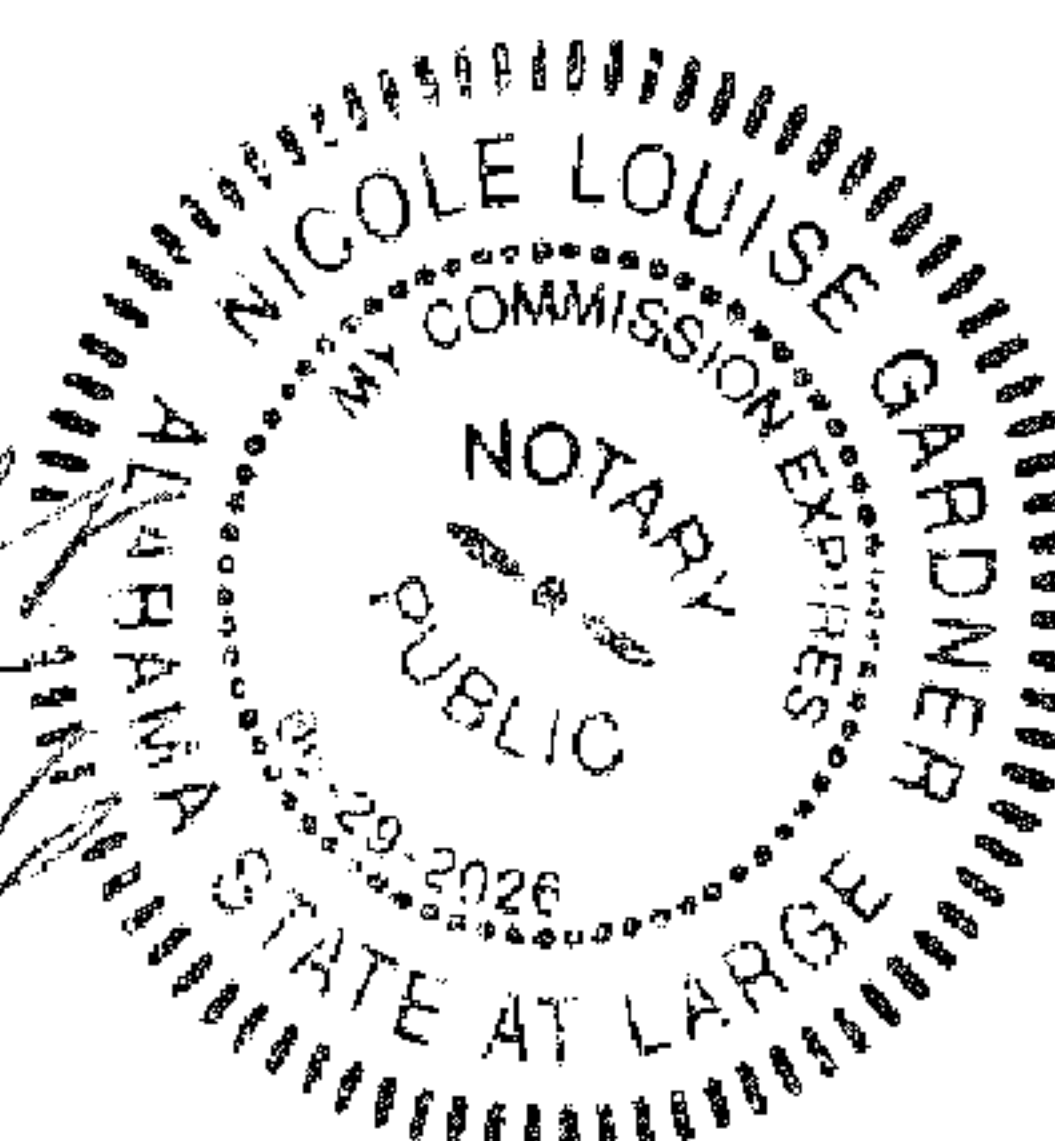


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kelly L. Riddle**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November 2024.


Notary Public
My Commission Expires: 03-29-2026



See Exhibit A for Legal Description

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, Shelby County; thence run Southerly along the East line of said Section 3, 131.49 feet to a point; thence 89 degrees 27 minutes right and run Westerly 17.0 feet to a point on the West right-of-way line of a public road; thence 89 degrees 27 minutes left and run Southerly along said right-of-way line 415.0 feet to the Southeast corner of Lot 3 of Shane Acres Subdivision and the point of beginning of the property being described; thence continue Southerly along last described course 118.0 feet to a point; thence 89 degrees 27 minutes right and run Westerly 230.0 feet to a point ; thence 90 degrees 33 minutes right and run Northerly 118.0 feet to the Southwest corner of Lot 3 of Shane Acres Subdivision; thence 89 degrees 27 minutes right and run Easterly along the South line of said Lot 3 of Shane Acres Subdivision 230.0 feet to the point of beginning; and marked on the corners with iron pins as shown on the survey of Joseph E. Conn, Jr., Ala. Reg. No. 9049 dated July 29, 1981. Situated in Shelby County, Alabama.

Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2024 09:21:41 AM
 \$109.50 PAYGE
 20241213000382390

Poor Quality

Alicia S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Terry Nathan Riddle
 Mailing Address 345 Brandy Ln
Harpersville AL
35078

Grantee's Name Terry Nathan Riddle
 Mailing Address 345 Brandy Ln
Harpersville AL
35078

Property Address 627 County Church Rd
Harpersville AL 35078

Date of Sale 11-26-24
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 77,260.00

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 Tax value

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 11-26-24

Print

Nicole T. Jackson

Sign

Nicole T. Jackson
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1