



20250220000050790 1/4 \$327.50
Shelby Cnty Judge of Probate, AL
02/20/2025 03:57:33 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Lauren N. Thompson
355 Wallace Drive
Shelby, AL 35143

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Two Hundred Ninety-Six Thousand Four Hundred Ninety Dollars and 00/100 (\$ 296,490.00), the receipt of sufficiency of which are hereby acknowledged, that **Adam Riffe, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Lauren N. Thompson and Christopher Dale Thompson, a married couple**, hereinafter known as the GRANTEE;

PARCEL ONE: Lot 6-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, Page 15. SUBJECT TO same restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 1, Page 62. SUBJECT TO building line as shown on map of said subdivision .

PARCEL TWO: Commence at the common corner of Lot 5-A and Lot 6-A, The 1974 Addition to Shelby Shores, Phase One, as recorded in Map Book 6, Page 15, in the Office of the Judge of Probate, Shelby County, on the North right of way line of Wallace Drive; Thence run NW along the common line of Lot 5-A and Lot 6-A a distance of 208.71 feet to the Point of Beginning; Thence continue along a projection of said common line a distance of 270.85 feet; Thence turn an angle of 90 degrees 00 min. to the left and run a distance of 444.31 feet; Thence turn an angle of 90 degrees 00 min. to the left and run a distance of 533.08 feet to the P.T. of a R/W curve on the North R/W line of Wallace Drive; Thence turn an angle of 111 deg. 45 min. 00 sec. to the left to the Tangent, and run along said R/W curve (whose Delta Angle is 18 deg. 28 min. 27 sec. To the right, Radius is 751.78 feet, Tangent is 122.26 feet, Length of Arc is 242.40 feet) to a pont on the R/W curve, and the SW corner of said Lot 6-A; Thence turn an angle of 86 deg. 43 min. 27 sec. to the left from the tangent and run along the West line of said Lot 6-A a distance of 209.94 feet to the NW corner of said Lot 6-A; Thence turn an angle of 90 degrees 00 min. to the right and run along the NW

Shelby County, AL 02/20/2025
State of Alabama
Deed Tax: \$296.50

line of said Lot 6-A a distance of 208.71 feet to the Point of Beginning. Situated in Section 7 and Section 18, Township 22 South, Range 2 East, Shelby County, Alabama, said parcel containing 4.00 acres.

Subject to any and all easements, rights of way, covenants and restrictions of record.


THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description provided by the Grantor herein.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 14th Day of February, 2025.



Adam Riffe
Grantor



20250220000050790 3/4 \$327.50
Shelby Cnty Judge of Probate, AL
02/20/2025 03:57:33 PM FILED/CERT

STATE OF GEORGIA)
COUNTY OF Greene)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Adam Riffe*,
a ***** *man*, whose name is signed to the foregoing conveyance, and who is
personally known to me, acknowledged before me and my official seal of office, that he did execute
the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14th Day of
February, 2025



Daniqua Hall
NOTARY PUBLIC
My Commission Expires: 1/11/2027

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



20250220000050790 4/4 \$327.50
Shelby Cnty Judge of Probate, AL
02/20/2025 03:57:33 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Adam Riff
Mailing Address 1030 Billy Martin Ln.
Shelby, GA 30642

Grantee's Name Lauren Thompson
Mailing Address 355 Walker Dr.
Shelby, AL 35143

Property Address 355 Walker Dr.
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 296,490.-

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 Records

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 2/10/25

Unattested

(verified by)

Print Lauren N. Thompson

Sign Lauren N. Thompson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1