

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Send Tax Notice To:
3H Management, LLC
200 Doug Baker Blvd
Suite 600-262
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

John M. Ridderhoff and wife, Deborah K. Ridderhoff,

(herein referred to as Grantors) do grant, bargain, sell and convey unto

3H Management, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18A, according a Resurvey of Saunders Bridge, 1st Sector, as recorded in Map Book 60, Page 81, in the Probate Office of Shelby County, Alabama.

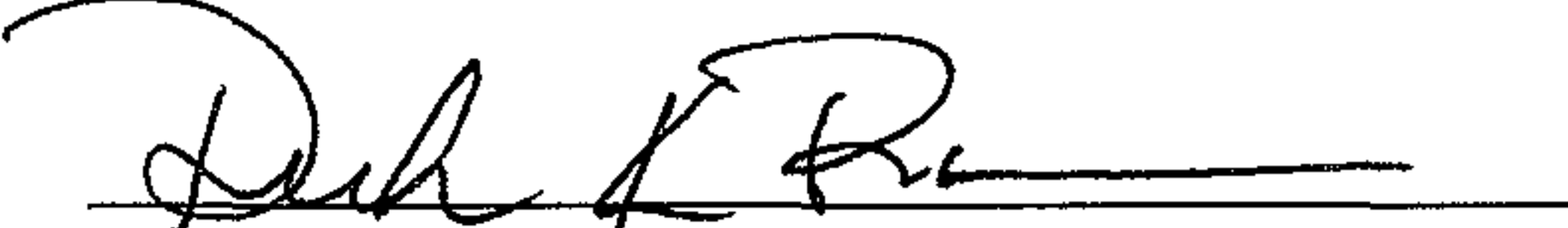
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, its 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this June 5, 2025.


John M. Ridderhoff


Deborah K. Ridderhoff

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **John M. Ridderhoff** and wife, **Deborah K. Ridderhoff** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 5, 2025.

My Commission Expires:

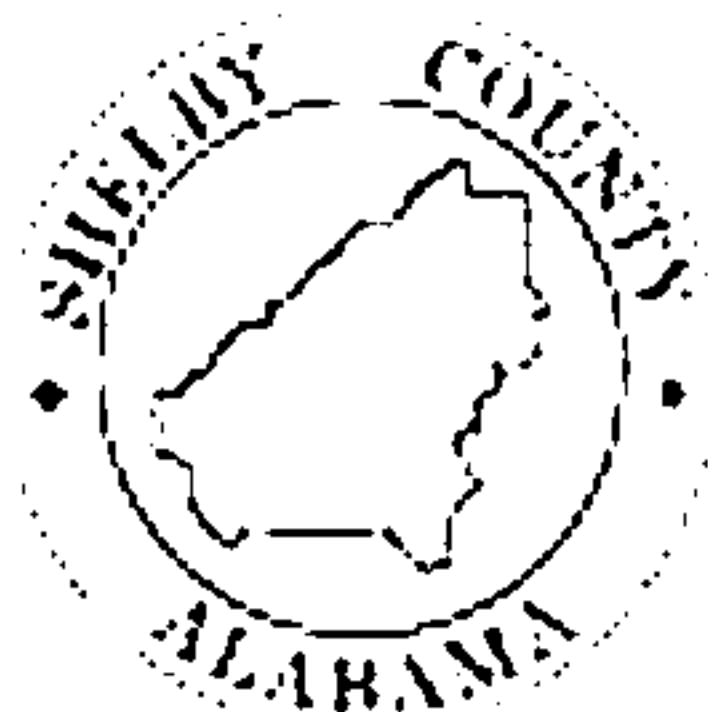

Notary Public



Grantor's Address: 475 Lake Chelsea Way
Chelsea, AL 35043

Property Address: Lot 18A Twin Pines Rd
Sterrett, AL 35147

2024 Parcel Id #s: 04-6-23-0-000-003.024
04-7-26-0-000-002.011



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2025 12:02:19 PM
\$350.00 JOANN
20250606000174320

