

The real property and the improvements located thereon are conveyed in their AS IS-WHERE IS condition.


Subject to: taxes due in the year 2026 and thereafter, however if 2026 taxes are different from 2025 taxes, there shall be no adjustment.

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

And the said Grantor does, for itself, its successors and assigns, will warrant and forever defend the right and title to the above-described property, unto the said Grantee, his heirs and assigns against the claims of all persons claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the above-described property and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 23rd day of January, 2026.

**The Estate of William H. Ritter, Sr., deceased,
Shelby County Probate Case #2025-3238**

by: 
William H. Ritter, Jr., Personal Representative

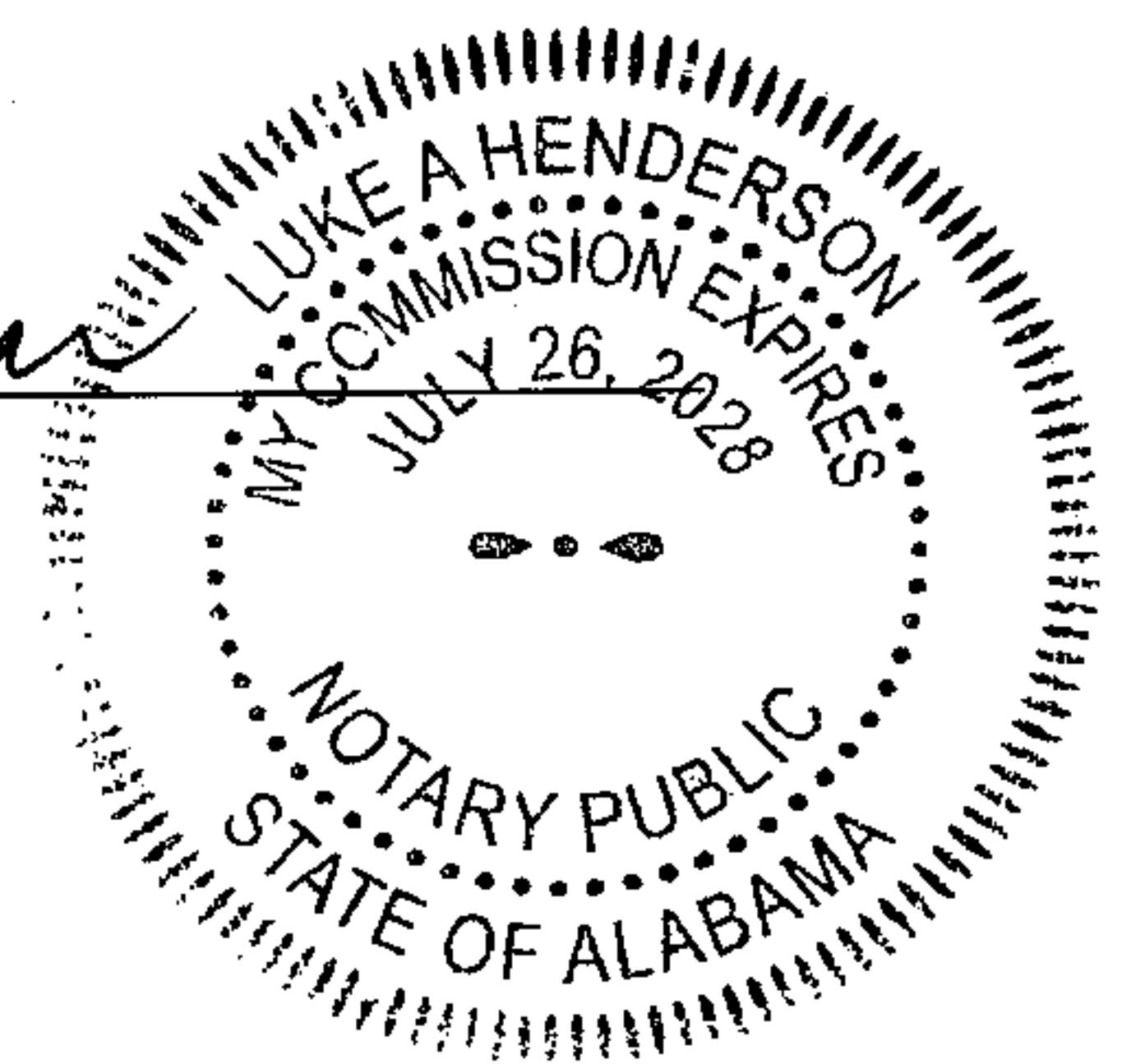
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **William H. Ritter, Jr. as Personal Representative of The Estate of William H. Ritter, Sr., deceased, Shelby County Probate Case #2025-3238** 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, William H. Ritter, Jr. in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and seal this January 23, 2026.

My Commission Expires:

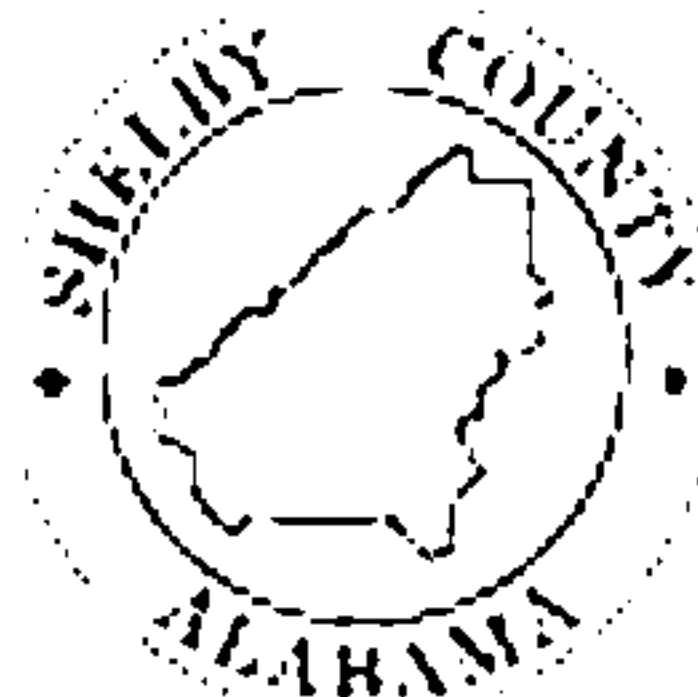

Notary Public



Grantor's Address: 2803 Lexington Ct
Crestview, FL 32536

Property Address: 3644 Southern Blvd
Birmingham, AL 35242

Parcel ID Number: 09 3 06 0 001 016.004



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2026 12:39:47 PM
\$253.00 KELSEY
20260123000021420

Allen S. Bayl