

James J. Odom, Jr.  
620 North 22nd Street  
Birmingham, Alabama

5831

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

only 355-205

That in consideration of Forty-three Thousand, Four Hundred, Fifty and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Benjamin F. Glass and wife, Betty N. Glass,

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

Jerome E. Ritchie and Linda E. Ritchie

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 39, according to Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record in Misc. Book 12, Page 756; (3) A 35 foot building set back line from Colonial Drive as shown by record plat; (4) Utility easement across West side of said lot as shown on recorded map; (5) Permit to South Central Bell Telephone Company recorded in Deed Book 294, Page 582.

\$39,000<sup>00</sup> of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 299 PAGE 196

19760607000052820 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/07/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JUN -7 AM 8:57  
JUDGE OF PROBATE  
Cecil H. 4<sup>52</sup>

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do, for ~~XXXX~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~MY~~ (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 persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand and seal S, this 3<sup>rd</sup> day of June, 1976.

WITNESS:

Benjamin F. Glass  
Betty N. Glass

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin F. Glass and wife, Betty N. Glass, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of June, A. D., 1976.