

This instrument was prepared by

(Name) Lamar F. Ham, III

(Address) 2117 Magnolia Avenue

430

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand Nine 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,  
William Ricks and wife, Ruth Ricks

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

Kenneth R. Dunnaway and wife, Mildred Elizabeth Dunnaway

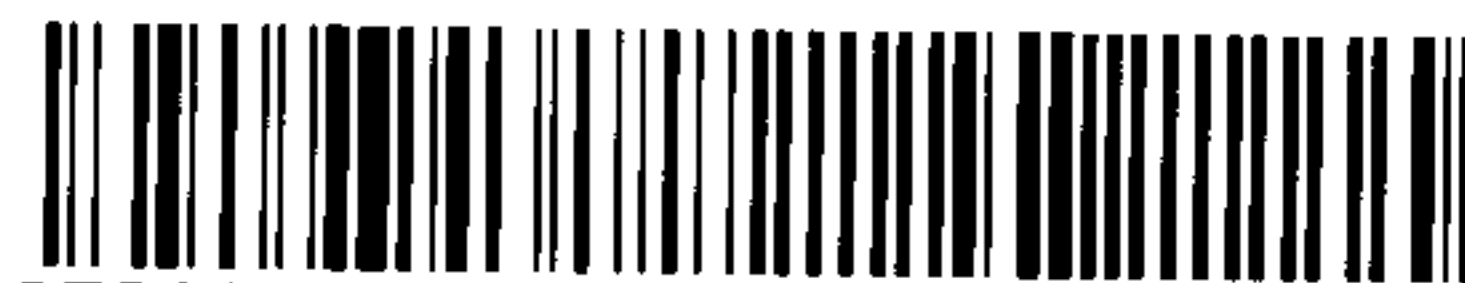
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

That part of the East half of West half of East half of SW 1/4 of SE 1/4 and that part of the East half of the East half of the SW 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama, which lies North of Shelby County Highway No. 30, less and except that portion thereof heretofore conveyed by correction deed to James R. Armstrong and Barbara Armstrong, recorded in Deed Book 178, Page 404, Office of the Judge of Probate of Shelby County, Alabama, and as shown by survey of Frank W. Wheeler, Reg. Land Surveyor, dated August 3, 1978.

Subject to:

1. Current taxes.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 131, Page 495, and Deed Book 172, Page 444, in Probate Office.
3. Public road right of way to Shelby County, recorded in Deed Book 224, Page 824 in Probate Office.

\$22,252.50 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19781110000151480 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/10/1978 12:00:00AM FILED/CERT

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 ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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(s) and seal(s), this 30<sup>th</sup> day of October, 1978.

WITNESS:

See City 385-151

Rec'd Tax 100

Rec'd 150

Sub. 100

650

William Ricks

William Ricks

Ruth Ricks

Ruth Ricks

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Ricks and wife, Ruth Ricks 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 same date.

Given under my hand and official seal this 30<sup>th</sup> day of October, A. D., 1978.

NOTARY PUBLIC

CORLEY, MONCUS, HALBROOKS & GOINGS

ATTORNEYS AT LAW

SUITE 103

2117 MAGNOLIA AVENUE

BIRMINGHAM, ALABAMA 35205

My Commission Expires 11-9-81

Notary Public.