

731

CORRECTED DEED

Jack A. Gallant
P. O. Box 847
Birmingham, Alabama 35201

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



19800717000078180 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/17/1980 00:00:00 FILED/CERTIFIED

That in consideration of Ten Dollars and Other Good and Valuable Considerations----- DOLLARS

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

Bobbie Ray Ritchie and wife Johnnie E. Ritchie

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

Michael Ray Ritchie and wife, Jacqueline G. 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:

A Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 19 South, of Range 2 West and described as follows:

Commence at the northeast corner of said 1/4 1/4 Section, thence west along the north line of same a distance of 220.00 feet, thence 78° 22' to the left in a southwesterly direction a distance of 25.02 feet to the point of beginning, thence 31° 08' to the right a distance of 133.23 feet, thence 88° 25' to the left in a southeasterly direction a distance of 148.11 feet to the westerly right-of-way line of a public road, thence 91° 35' to the left in a northeasterly direction a distance of 113.32 feet, thence 3° 02' to the left a distance of 20.00 feet, thence 81° 13' to the left in a northwesterly direction a distance of 150.60 feet, thence 69° 48' to the left in a southwesterly direction a distance of 11.38 feet to the point of beginning.

This deed corrects deed recorded in Volume 325 Page 674, Shelby County, Alabama.

BOOK 327 PAGE 540

Corrected
15:00 JUL 17 AM 9:40
Rec. 150
Sub. 100
250

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (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, have hereunto set hand and seal, this day of, 19.

WITNESS: Michael J. Gallant, Jack G. Gallant

Bobbie Ray Ritchie, Johnnie E. Ritchie

State of Alabama

COUNTY

General Acknowledgement

I, Jean Sperry, a Notary Public in and for said County, in said State, hereby certify that Bobbie Ray Ritchie and Johnnie E. Ritchie 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 13th day of July, A. D., 1980

Form 3091

Jean Sperry, Notary Public

Ala. Title
615 No. 21st St.