

This instrument was prepared by

1657

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS

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

Mackie G. Ritch

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

✓ Rodger Hottensen and Mavis Hottensen

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Commence at a point where the right-of-way of the Farm to Market Road which crosses the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20, Range 2 East, Shelby County, Alabama and which runs North to South, intersects with the right-of-way of the Kymulga Ferry Road; thence East along the right-of-way of said Kymulga Ferry Road for a distance of 210 feet to a point, said point being the southeast corner of a one acre tract previously conveyed by Walter K. Ritch and wife, Retha N. Ritch to Glenn McCaffrey and Robert Cleckler, Sr.; from said point, thence north along the east boundary of said one acre tract, and continuing north and parallel to the right-of-way of the previously described Farm to Market Road, for a distance of 438 feet to a point; thence turn right and proceed in an easterly direction, and parallel to the north boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20, Range 2 East, for a distance of 600 feet to the point of beginning; thence turn right and proceed in a Southerly direction parallel to the right-of-way of the said Farm to Market Road a distance of 312 feet to a point on the North

BOOK 248 PAGE 795

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 unless otherwise noted above; 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, I have hereunto set MY hands(s) and seal(s), this 13th

day of June, 19 89.

WITNESS:

_____(Seal) Mackie G. Ritch (Seal)
Mackie G. Ritch
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Mackie G. Ritch 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June A. D., 19 89

Form 31-A

H. J. Louwrie
Notary Public.

P. O. Box 533
Harpersville, AP
35078

right-of-way line of the Kymulga Ferry Road; thence run in a Northeasterly direction along said right-of-way to the point of intersection of said North right-of-way with the East line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 1; thence run in a Northerly direction along said East line a distance of 229 feet to a point on said section line; thence run in a Westerly direction a distance of 357 feet to the point of beginning.

The above described property is not the homestead of the grantor.

| | |
|------------------|-------------|
| 1. Deed Tax | \$ 4.00 |
| 2. Mtg. Tax | — |
| 3. Recording Fee | 5.00 |
| 4. Indexing Fee | 3.00 |
| TOTAL | 9.00 |

248 796
 400

STATE OF ALA. SHERIFF
 I CERTIFY THIS
 INSTRUMENT WAS

89 AUG -1 AM 9:24

John W. ...
 JUDGE OF PROBATE

Return to:

TO

**WARRANTY DEED
 JOINT TENANTS WITH
 RIGHT OF SURVIVORSHIP**

Recording Fee \$
 Deed Tax \$

\$

This form furnished by

**HARRISON, CONWILL, HARRISON
 & JUSTICE**

P. O. Box 557
 Columbiana, Alabama 35051

BOOK 248 PAGE 796