

This instrument was prepared by

Send Tax Notice To: CHRISTOPHER J. RITTER

(Name) GENE W. GRAY, JR.

name  
1050 EAGLE VALLEY DRIVE

(Address) 2100 SOUTHBIDGE PARKWAY, #638

address  
BIRMINGHAM, ALABAMA 35242

BIRMINGHAM, ALABAMA 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100-----  
-----DOLLARS (\$279,900.00)

to the undersigned grantor, J.E. PATE DEVELOPMENT CO., INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CHRISTOPHER J. RITTER AND WIFE, TINA M. RITTER

(herein referred to as GRANTEEES) 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 810, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINERAL AND MINING RIGHTS EXCEPTED.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2000-06681

03/03/2000-06681

09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
802 NWS 12.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, JACKIE E. PATE who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of March, 2000

J.E. PATE DEVELOPMENT CO., INC.

ATTEST:

*Jackie E. Pate*  
\_\_\_\_\_  
JACKIE E. PATE, PRESIDENT

STATE OF ALABAMA  
COUNTY OF Jefferson

I, GENE W. GRAY, JR. a Notary Public in and for said County in said State, hereby certify that JACKIE E. PATE whose name as PRESIDENT of J.E. PATE DEVELOPMENT CO., INC. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of March, 2000

*Gene W. Gray, Jr.*  
\_\_\_\_\_  
GENE W. GRAY, JR. Notary Public

**EXHIBIT "A"**

General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

Building setback line of 30 feet reserved from Eagle Valley Way and Eagle Valley Point as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 206 page 448 and Inst. #1998-49271 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 111 page 408, Deed 149 page 380 and Deed 109 page 70 in Probate Office

Reservation for an 80 foot easement as shown by instrument recorded in Inst. #1994-20416 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 331 page 262 and Deed 81 page 417 in Probate Office.

Release(s) of damages as set out in instrument(s) recorded in Inst. #1996-26590 in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 24 page 127 and Inst. #1999-10780 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Restrictions, limitations and conditions as set out in Map Book 24 page 127.

Rights of others to use in and to Easements and Right(s)-of-Way(s) as set out by instrument(s) recorded in Deed 290 page 842 in Probate Office.

Reservation of Right of Way as set out in Inst. #1996-26590 in Probate Office.

Rights of others in and to use easements and right of way as set out in Deed 290 pages 842 and 848 in Probate Office.

Ingress, Egress and Utility easement as set out in Inst. #1998-42638 in Probate Office.

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08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NMS 1E.00