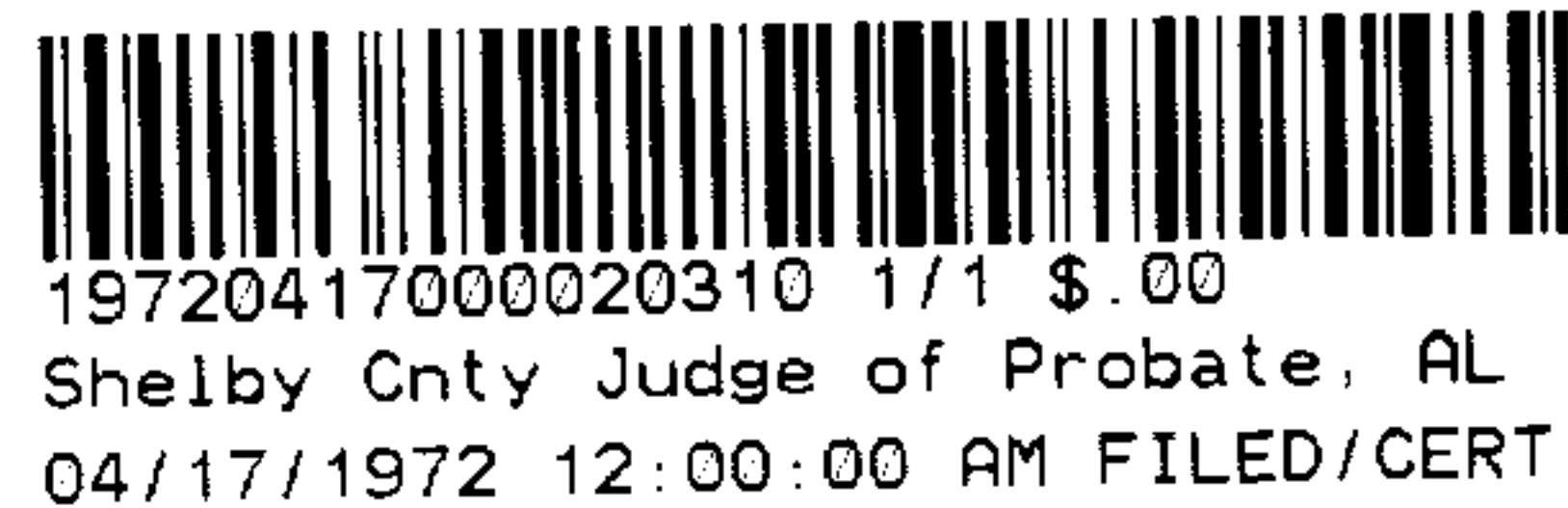


This instrument was prepared by



(Name) Mary E. Stark
2233-4th Avenue North
(Address) Birmingham, Alabama.

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama
STATE OF ALABAMA }
COUNTY OFSHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Three Hundred and no/100 - - - - - Dollars

to the undersigned grantor, Realty Brokers, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert Earl Ritch and wife, Margaret K. Ritch

(herein referred to as GRANTEES) for and during their joint lves 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, State of Alabama, to-wit:

Lot 9, in Block 2, according to the Survey of Armstrong Estates, First Sector, as recorded
in Map Book 5, at page 19, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to reservation of mineral and mining rights as shown by instrument recorded in Volume
103, at page 100, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions and reservation of easements as shown by instrument recorded in Volume
244, at page 215 and amended by Volume 262, at page 529 and Deed Volume 262, page 841, in the
office of the Judge of Probate of Shelby County, Alabama.

Subject to right of way to Alabama Power Company as shown by instrument recorded in Deed
Volume 52, at page 285; Deed Volume 136, page 538; Deed Volume 118, page 302; Deed Volume 241,
page 345 and Deed Volume 206, page 175, in the office of the Judge of Probate of Shelby County,
Alabama.

Subject to right of way to Alabama Power Company and Southern Bell Telephone and Telegraph
Company as shown by instrument recorded in Deed Volume 248, at page 215 and Deed Volume
262, at page 17, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to easement and building set back restriction as shown by map recorded in Map Book
5, at page 19, in the office of the Judge of Probate of Shelby County, Alabama.

As a part of the consideration of this conveyance, the grantees herein assume and agree to
pay the state, county and city taxes for the current tax year ending September 30, 1972.

\$18,300.00 of the purchase price recited above was paid from mortgage
loan made simultaneously herewith.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons. Except as set out herein.

presents to be executed in its name by Fred S. Jones, Jr., its Vice-President, its signature to
IN WITNESS WHEREOF, the said GRANTOR, ~~Realty Brokers, Inc.~~ Realty Brokers, Inc., has caused these
presents to be executed in its name by Fred S. Jones, Jr., its Vice-President, its signature to
be attested and its seal affixed by Richard P. Sexton, Jr., its Assistant Secretary, both of whom
are thereunto duly authorized, this the 7th day of April, 1972.
ATTEST:

Richard P. Sexton Jr.
Its Assistant Secretary

REALTY BROKERS, INC.
By Fred S. Jones Jr.
Its Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, Mary E. Stark
State, hereby certify that Fred S. Jones, Jr., and Richard P. Sexton, Jr.,
whose names are vice- Presidents and Secretary, respectively, of Realty Brokers, 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, they as such officers 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 7th day of April 19 72.

Mary E. Stark
Notary Public

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