

This instrument _____, dated by _____

(Name) _____ Harrison and Conwill
Attorneys at Law
(Address) _____ Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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,
Walter K. Ritch and wife, Retha N. Ritch
(herein referred to as grantors) do grant, bargain, sell and convey unto
Johnny Morgan Beavers and Mary Frances Beavers
(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:

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 the point of beginning of the tract herein conveyed, said point of beginning being the southeast corner of a one acre tract previously conveyed by grantors to Glenn McCaffrey and Robert Cleckler, Sr.; from said point of beginning, 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 a point; thence turn right and proceed in a Southerly direction, parallel to the right-of-way of the previously described Farm to Market Road for a distance of 312 feet to a point on the North right-of-way of the Kymulga Ferry Road; thence turn right and proceed in a Southwesterly direction along said right-of-way a distance of 678 feet, more or less to the point of beginning. All lying and being in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20, Range 2 East.

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Shelby Cnty Judge of Probate, AL
08/08/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER
1974 AUG -8 PM 3:02
Clerk of Probate

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them 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, 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, we _____ have hereunto set _____ our _____ hand(s) and seal(s), this _____ day of _____ August _____, 19 74.

WITNESS:

_____(Seal) _____ Walter K. Ritch _____(Seal)
_____(Seal) _____ Retha N. Ritch _____(Seal)
_____(Seal) _____ _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, _____ H. L. Conwill _____, a Notary Public in and for said County, in said State, hereby certify that _____ Walter K. Ritch and wife, Retha N. Ritch _____ whose name _____ 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 _____ day of _____ August _____ A. D., 19 74.