

This instrument was prepared 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

1530

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Walter K. Ritch and wife, Retha N. Ritch

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Retha N. Ritch

(herein referred to as grantee, whether one or more), 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 1/4 of the SE 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 grantors 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 1/4 of the SE 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 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 1/4 of SE 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.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this August day of August, 1974

BOOK 288 PAGE 245

(SEAL)

Walter K. Ritch

(SEAL)

(SEAL)

Retha N. Ritch

(SEAL)

(SEAL)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, H. L. Conwill a Notary Public in and for the County of Shelby, in said State, hereby certify that Walter K. Ritch and wife, Retha N. Ritch

REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR INSTRUMENT NUMBER
1974 AUG - 8 PM 3:03
STATE OF ALA. SHELBY CO. INSTRUMENT W/SEAL FILED

whose name(s) 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 August day of August, A.D. 1974.

19740808000039400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1974 12:00:00AM FILED/CERT

H. L. Conwill
Notary Public