

(Name) Frank K. Bynum, Attorney
(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY ONE THOUSAND AND NO/100-----(\$21,000.00)----- DOLLARS
See Mtg 344-200

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Johnny M. Richey and wife, Linda Richey
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronnie Harold Handley and wife, Peggy G. Handley
(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:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 5, Township 18 South,
Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 5, Township 18
South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along
the North line of said Section a distance of 200.00 feet to a point; thence turn an
interior angle of 107° 45' 40" and run to the right and in a Southeasterly direction
a distance of 690.13 feet to a point on the Northeast side of the Howard Ayers Road;
thence turn an interior angle of 97° 47' 30" and run to the right in a Southwesterly
direction a distance of 446.88 feet to a point; thence turn an interior angle of 64°
56' 50" and run to the right in a Northerly direction and along the West line of said
1/4-1/4 Section a distance of 850.00 feet, more or less, to the point of beginning of
the herein described tract; containing 5.46 acres, more or less.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$19,950.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

19750203000005250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 12:00:00AM FILED/CERT

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 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 30th
January, 19 75.

(Seal) Johnny M. Richey (Seal)
Johnny M. Richey
(Seal) Linda Richey (Seal)
Linda Richey (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Johnny M. Richey and wife, Linda Richey
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 30th day of January, A. D., 19 75.

Frank K. Bynum
Notary Public.