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THIS INSTRUMENT PREPARED BY:

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7169

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Eighteen Thousand & no/100-----DOLLARS
and the assumption of below described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Billy E. Richter and wife Nancysu Richter

(herein referred to as grantors) do grant, bargain, sell and convey unto

W. A. Odell Bodie and Ernestine F. Bodie

(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:

Lot 5, according to the survey of Fernwood, 1st Sector, as recorded in Map
Book 5, page 58 in the Probate Office of Shelby County, Alabama.
Grantees herein expressly agree to assume and pay that certain mortgage to
Robinson Mortgage Company, Inc. recorded in Volume 316, page 383 in Probate
Office of Shelby County, Alabama and assigned to Equitable Federal Savings
and Loan Association in Misc. volume 3, page 519 in said Probate Court, being
same loan serviced by Engel Mortgage Company.

Subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

'77 APR -4 PM 12:18

Thomas A. Shumaker, Jr.
CLERK OF PROBATE

Fee 1.50
Scriber 1.00
Deed 18.00

19770404000031110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1977 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 ~~E~~(we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~E~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~E~~ (we) have a good right to sell and convey the same as aforesaid; that ~~E~~ (we) will and ~~my~~ (our) heirs, executors and admini-
strators 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 and seal ON this 31st
day of March, 1977.

WITNESS:

Billy E. Richter
Billy E. Richter

Nancysu Richter
Nancysu Richter

State of ALABAMA

Shelby COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Billy E. Richter and Nancysu Richter
whose names 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 31st day of March, A. D., 1977.