

(Name)..... Henry Mikul, Jr.

(Address)..... 406 Title Building, Birmingham, AL 35203

19780502000052420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1978 12:00:00AM FILED/CERT

Form 1-1-5 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 Forty thousand and no/100----- (40,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marilyn C. Riddle, a single woman, and Darlene Wright, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

L. A. Ritter and wife, Judy R. Ritter

(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:

The East one-half of the West one-half of the Southwest one-quarter of Section 27, Township
17 South, Range 1 East, Shelby County, Alabama, together with rights of ingress and egress
established by easement in Deed Book 277, page 567.

There is reserved from this conveyance a 50 foot easement for road and utility right of
way usage lying within the South 200 feet of subject property.

Mineral and mining rights excepted.

There is also reserved from this conveyance an easement for the construction of a lake,
including removal of trees and top soil and the flooding of the land between the ridges,
said flooded area lying on each side of the small stream now located in a Northeast to
Southwest direction across subject land. Excluded from this lake easement is the East
50 feet of the subject land.

In the event this easterly 50 feet of subject land is flooded, it is the responsibility of
the adjacent property owner to the west to provide the herein owner access across or
around the flooded area to the within property lying northwest of said lake. It being the
intention of this lake easement to allow the orderly construction of the lake, but in such
a manner as to not deny access between the portions of such property lying on either side
of proposed lake.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

Subject to current Ad Valorem taxes for the year 1978.

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 26th
day of April, 1978.

WITNESS:

Deed 40.00
Rec. 1.50
Index 1.00
42.50
STATE OF ALABAMA (Seal)
SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 MAY -2 PM 1:52
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Douglas Key, a Notary Public in and for said County, in said State,
hereby certify that Darlene Wright, a single woman, and Marilyn C. Riddle, a single woman
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of April, A. D., 1978.

Douglas Key
Notary Public.

Marilyn C. Riddle