Thomas L.Foster, Attorney

1 2010 City Federal Bldg. B'ham, Al.

DOLLARS

19790301000024840 1/1 \$.00 Shelby Cnty Judge of Probate, AL 03/01/1979 12:00:00AM FILED/CERT

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

That in consideration of—Thirty Thousand and no/100----(\$30,000.00)-------

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Mattie Lou Hodge, an unmarried woman and Mary L. Warren, an unmarried woman,

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

John Ritchie and wife, Joan Terry Ritchie

(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 portion of land situated in the SW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, being more particularly described as follows: Commence at the SE corner of the SW 1/4 of the SW 1/4 of Sec. 35 Township 19 South, Range 1 West for a point of beginning and run North O degree 39 minutes 03 seconds West along the East line thereof 990.00 ft.; thence run South 84 deg. 54 minutes 53 seconds West 516.70 ft. to a certain pile of rocks; thence run South 39 degrees 47 minutes 12 seconds West 901.24 ft. to a point on Northeasterly right of way line of a paved County Road; thence run South 28 degrees 34 minutes 36 seconds East along said right of way line 156.96 ft. to a point in the center of a chert road; thence run South 25 degrees 12 minutes 25 seconds East along the center of said road 341.76 ft. to the point of a curve to the left, said curve having a radius of 383.17 ft. and an interior angle of 25 degrees 54 minutes; thence continue Northeasterly along the Arc of said curve 173.21 ft. to the point of tangent, to said curve; thence continue Northeasterly along the tangent to said curve 34.93 ft. to the point of a curve to the right; said curve having a radius of 93.40 ft. and an interior angle of 62 degrees 45 minutes 15 seconds; thence continue Easterly along the arc of said curve 102.30 ft. to the point of tangent to said curve; thence turn southeasterly along the tangent to said curve South 49 degrees 21 minutes 10 seconds east 188.69 ft. to a point on the South line of said 1/4-1/4 section; thence run North 88 degrees 43 minutes 02 seconds East along said South line 241.73 ft. to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record, if any.

\$20,000.00 of the purchase price recited above was paid by the simultaneous execution of a purchase money mortgage.

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:

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 WIT	NESS WHEREOF, We	have hereunto set	our	hand and seal S	this 21st	
day of	February	79	3775	383-727		
WITNESS:		Size in the 10	ه مراد است			
			50	Mattie Lou Hodge		
			5-2			<u>.</u>
State of	ALABAMA			Mary L. Warren		
		General Ackno	owiedgem	ent		
JEFFER	SON COUNTY)				

on the day the same bears date.

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mattie Lou Hodge, an unmarried woman, and Mary L. Warren, an unmarried woman, whose name is 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

Given under my hand and official seal this

SHITE 2010 CITY FEDERAL BUILDING

21st day of

ebruary (A.D., 19⁷⁹

Form 3091 THOMAS L. FOSTEF

Notary Public