

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
12/28/1979 00:00:00 FILED/CERTIFIED

(Name) Sheldon L. Watkins, Attorney at Law

(Address) 823 Frank Nelson Bldg., Birmingham, AL. 35203

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 Seven Thousand Five Hundred and no/100 (\$7,500.00) -- DOLLARS

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

John Ritchie and wife, Joan Terry Ritchie

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

Thomas Stroud Chambless and wife, Laura Jane Chambless

(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:

Begin at the Southeast Corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; Thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 690.52 feet; Thence turn left 94 $^{\circ}$ - 26' - 04" and run Westerly a distance of 502.89 feet to a reference point; Thence continue along last named course a distance of 40 feet, more or less, to the centerline of a creek; Thence turn left and run along the centerline of said creek in a Southeasterly direction for a distance of 820 feet, more or less, to the South line of above named $\frac{1}{4}$ - $\frac{1}{4}$ Section; Thence turn left and run Easterly along said South line for a distance of 25 feet, more or less, to the point of beginning. Containing 6.3 acres, more or less, Less and Except for any rights-of-way or easement of record.

THERE IS IN EXISTANCE AN ENCUMBERANCE DUE TO A PURCHASE MONEY MORTGAGE OF \$20,000 MADE OUT TO MATTIE LOU HODGE AND MARY L. WARREN WHICH WILL BE PAID IN FULL BY JOHN RITCHIE AND JOAN TERRY RITCHIE ON OR BEFORE JANUARY 1988.

\$5,000.00 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, 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 day of 19

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

WITNESS:

Dec'd 7:50

Reg. 1:50

Ind. 1:00

1979 DEC 28 PM 2:59 (Seal)

10.00

JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Maryrose Howell, a Notary Public in and for said County, in said State, hereby certify that John Ritchie and wife, Joan Terry Ritchie 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 28th day of December A. D., 1979

Maryrose Howell Notary Public.

608 Shades Creek Parkway
Bham. Al 35209

MY COMMISSION EXPIRES JUNE 15, 1982