

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
08/14/1981 00:00:00 FILED/CERTIFIED

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 Eight Thousand and No/100 (\$8,000.00) Flat Equity DOLLARS and the assumption of a loan in the principal amount of Sixty Thousand Two Hundred Forty Six and 19/100 Dollars (\$60,246.19) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William D. Ahrens and wife, Judith A. Ahrens

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

Francis X. Ritchie and wife, Deborah F. 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:

Lot 74 in Block 1, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the office of the Judge of Probate of Shelby County, Alabama.

Grantees herein, as part of the purchase price and consideration for this Deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by William D. Ahrens and Judith A. Ahrens to Molton, Allen & Williams, Inc. which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama, in mortgage record volume 397, Page 472. And for the same consideration Grantees herein hereby assume the obligations of William D. Ahrens under the terms of the instruments and VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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SUBJECT TO: (1) Ad valorem taxes for the year 1981 are a lien, but not due and payable until October 1, 1981. (2) Building set back line of 35 feet reserved from Ryecroft Road, as shown by plat. (3) Public utility easements as shown by recorded plat, including 15' easement on the east and north sides. (4) Restrictions, covenants and conditions as set out in Misc. Book 2, Page 224, in Probate Office. (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 108, Page 378, in Probate Office. (6) Permit to South Central Bell recorded in Deed Book 276, Page 39, in Probate Office. (7) Permit to Alabama Power Company and Southern Bell Tel. & Tel. Company recorded in Deed Book 277, Page 640, in Probate Office.

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 5th day of August, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Rec'd Tax 8.00

Rec'd 1.50

Ind'd 1.50

10.50

1981 AUG 14 AM 8:13 (Seal)

Thomas G. Snowden (Seal)

JUDGE OF PROBATE

William D. Ahrens (Seal)

Judith A. Ahrens (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Ahrens and wife, Judith A. Ahrens 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 5th day of August, A. D., 1981

Angie Dean Caulte
Public.