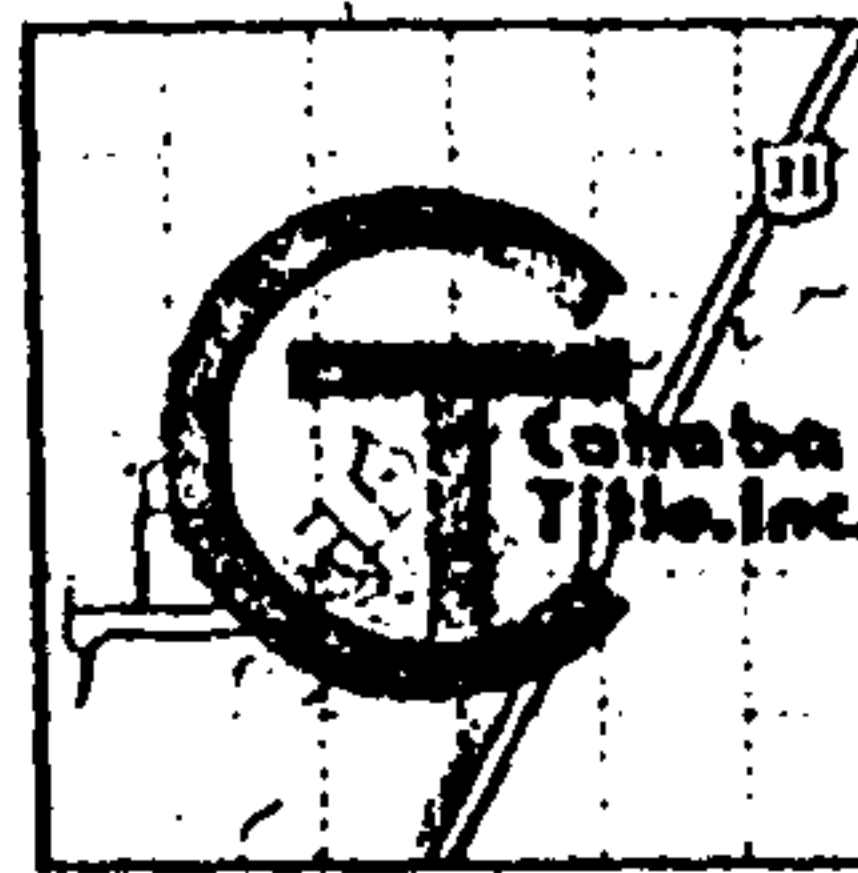


This instrument was prepared by

(Name) William E. Swatek
(Address) 3400 Highway 31, South
Pelham, AL 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED JOINT TENANTS



19821217000147120 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/17/1982 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Nine Thousand and 00/100 (\$29,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, L. A. Ritter and wife, Judy R. Ritter

(herein referred to as grantor, whether one or more). grant, bargain, sell and convey unto
Kenneth Van Sise, Elwood M. Van Sise, and Ann Underwood Van Sise,

(herein referred to as grantee, whether one or more), 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 27, Township 17 South, Range 1 East, Shelby County, Alabama; thence run along the South line of said section North 88 degrees - 59' - 03" West a distance of 359.07 feet; thence run North 0 degrees - 04' - 27" East a distance of 2658.87 feet; thence run South 88 degrees - 48' - 28" East a distance of 361.69 feet; thence run South 0 degrees - 06' - 52" West a distance of 2657.74 feet to the point of beginning. Containing 22 acres, more or less.

Subject to easement for construction of lake and responsibilities in connection therewith as set out in Deed Book 295 Page 791 in said Probate Office.

Rights of ingress and egress as established by easement recorded in Deed Book 277 Page 567 in said Probate Office. Right of way and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of December, 19 82

SEAL OF SHELBY COUNTY, ALABAMA
JUDGE OF PROBATE

1982 DEC 17 AM 8:45 (SEAL)

L. A. Ritter (SEAL)
L. A. Ritter

Deed 29.00 (SEAL)
Rec. 1.50
Inst. 1.00 (SEAL)
31.50

Judy R. Ritter (SEAL)
Judy R. Ritter

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

I, Janet L. Pike a Notary Public in and for said County,
in said State, hereby certify that L. A. Ritter and Judy Ritter

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 14th day of December, A.D. 19 82

Janet L. Pike
Notary Public