

This instrument was prepared by

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(Address) HOMEWOOD, ALABAMA 35209


19830103000000660 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/03/1983 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty thousand and no/100 (\$20,000.00) DOLLARS
and the assumption of the mortgage recorded in volume 355, page 205, Probate Office of
Shelby County, Alabama
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jerome E. Ritchie and wife, Linda E. Ritchie
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne E. Lankford and Denise H. Lankford
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 39, according to the Survey of Valley Forge, as recorded in Map Book 6, page 60,
in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1983.

Subject to restrictions, easements, building lines and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness
secured by the above mortgage.

\$ 13,510.29 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their
heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other-
wise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 29th
day of December, 19 82

WITNESS:

Deed TAX 6.50
Dev 1.50
Ind 1.00
9.00 1983 JAN -3 AM 9:04 (Seal)

Jerome E. Ritchie (Seal)
JEROME E. RITCHIE

Linda E. Ritchie (Seal)
LINDA E. RITCHIE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Jerome E. Ritchie and wife, Linda E. Ritchie
whose name s are 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 29th day of December, A. D., 19 82.