

This instrument prepared by



1983011300004840 Pg 1/1 00  
Shelby Cnty Judge of Probate, AL  
01/13/1983 00:00:00 FILED/CERTIFIED

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-86

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 TWENTY-FIVE THOUSAND & NO/100 (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace; Beth W. Yates and husband,  
Melvin Yates  
(herein referred to as grantors) do grant, bargain, sell and convey unto

George W. Ritchey and wife, June S. Ritchey

(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:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 of Section 26, Township 21 South, Range 1 West, thence run South along the East line of said 1/4-1/4 Section a distance of 302.14 feet; thence turn an angle of 86 deg. 10' right and run a distance of 62.38 feet; thence turn an angle of 82 deg. 15' right and run a distance of 100 feet; thence turn an angle of 82 deg. 15' left and run a distance of 192.87 feet to the point of beginning; thence continue in the same direction a distance of 107.13 feet; thence turn an angle of 84 deg. 27' right and run a distance of 175.00 feet; thence turn an angle of 95 deg. 59' 30" to the right and run a distance of 135.44 feet; thence turn an angle of 93 deg. 19' 09" to the right and run a distance of 173.51 feet to point of beginning, situated in the NE 1/4 of SE 1/4 of Section 26, Township 21 South, Range 1 West.

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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 13th day of January, 1983.

Wales W. Wallace, Jr. (Seal)  
Elizabeth T. Wallace (Seal)

Beth W. Yates (Seal)  
Melvin Yates (Seal)  
Paid TAX 8.50  
Recd 2.50  
Jud 1.00  
12.00

1983 JAN 13 1:13

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr., Elizabeth T. Wallace; Beth W. Yates & Melvin Yates 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 13th day of January, A. D., 1983

Laurie Brasher  
Notary Public.

\$8,333.33 paid; balance secured by mortgage for \$16,666.67