

SEND TAX NOTICE TO:

862

(Name) Ferris S. Ritchey, Jr.
11 West Oxmoor Road Ste. 405
(Address) Birmingham, Alabama 35209

This instrument was prepared by

(Name) CARLETON P. KETCHAM, JR.
(Address) 2121 Highland Avenue, Birmingham, Alabama 35205

Form 1-1-21 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John M. Campbell, III and wife, Judith O. Campbell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ferris S. Ritchey, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 3, Block No. 5, Kerry Downs Addition
to Inverness, Map Book 5, Page 135 and 136,
Probate Office, Shelby County, Alabama

Subject to 10-foot easement on east, west, south and north as shown by recorded map; restrictions recorded in Misc. Vol. 5 page 86 and adoption of its covenants recorded in Misc. Vol. 5 page 625, in said Probate Office; subject to easement to Alabama Power Company recorded in Vol. 109 page 293; Vol. 126, page 343; Vol. 146 page 381; Vol. 176 page 68; Vol. 184 page 166, Vol. 141 page 298 and Vol. 145 page 387 in said Probate Office; easement to Alabama Power Company and Southern Bell recorded in Vol. 281 page 497 in said Probate Office; and agreement with Alabama Power Company and Kerry Downs recorded in Misc. Vol. 5 page 626 in said Probate Office.

BOOK 345 PAGE 290 \$90,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 the said GRANTEE(S), his/her/their heirs and assigns, that I/We (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 may (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 10th day of February, 1983.

Deed Tax 30.00 RECEIVED 1983 FEB 23 AM 9:22 Seal
Rec'd 1.50 INSTRUMENT HAS BEEN FILED Seal
Rec'd 1.00
32.50 Seal
see Atg H27-661 Seal
JUDGE OF PROBATE

John M. Campbell, III Seal
Judith O. Campbell Seal
Judith O. Campbell Seal

STATE OF ALABAMA }
Jefferson COUNTY}

General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that John M. Campbell, III and wife, Judith O. Campbell
whose name 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 10th day of February, 1983 A. D. 1983.