

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and No/100-----(\$2,000.00)----- DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Luvenia S. Ford, a widow

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

James Terry Ritchey and wife, Gail Marie 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 Southwest corner of the Southeast Quarter of the Northeast Quarter, Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, thence run northerly along the west line of said Quarter-Quarter a distance of 285.88 feet to a point, thence turn an angle of 29 degrees 40 minutes right and run a distance of 114.39 feet to a point, thence turn an angle of 59 degrees 43 minutes 29 seconds right and run a distance of 333.61 feet to a point, thence turn an angle of 62 degrees 32 minutes 45 seconds left and run a distance of 284.47 feet to the point of beginning of the property being described, thence continue along last described course a distance of 210.0 feet to a point on the west line of Ford Crest Drive, thence turn an angle of 80 degrees 59 minutes 45 seconds right and run southeasterly along the said west line of said Ford Crest Drive a distance of 210.13 feet to a point, thence turn an angle of 99 degrees 00 minutes 15 seconds right and run a distance of 210.0 feet to a point, thence turn an angle of 80 degrees 59 minutes 45 seconds right and run a distance of 210.13 feet to the point of beginning. Containing 1.0 acre, more or less and marked on each corner with a steel (pin) corner.

Subject to:

1. Taxes due in the year 1984, a lien, but not yet payable.
2. Oil and gas lease to Atlantic Richfield Company in Deed Volume 346, Page 368.
3. Easements to Alabama Power Company in Deed Volume 124, Page 571, Deed Volume 134, Page 552 and Deed Volume 166, Page 418.

Luvenia S. Ford is the surviving grantee of those certain deeds recorded in Deed Volume 139, Page 460, and Deed Volume 142, Page 609, in the Office of the Judge of Probate of Shelby County, Alabama; the other grantee therein, George M. Ford, died on June 23, 1978.

Executed simultaneously herewith is a purchase money mortgage from Grantees to Grantor in the sum of \$6,000.00, payable as provided for in said mortgage.

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, I have hereunto set my hand(s) and seal(s), this 16th
day of November, 19 83.

WITNESS:

Deed TAX 2.00
Rec 1.50
Fund 1.00
4.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 NOV 18 AM 9:50

Luvenia S. Ford (Seal)
Luvenia S. Ford (Seal)
(Seal)
(Seal)

Thomas A. Davidson, Jr.
JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

the undersigned
I, _____, a Notary Public in and for said County, in said State,
hereby certify that Luvenia S. Ford, a widow
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 16th day of November, A. D., 19 83.

Mary J. Carlson
Notary Public.
My Commission Expires 11/24/84