

This instrument was prepared by

Michael D. Dozier
1621 Collier Dr.
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(Name) A. James Carson, III

(Address) 3000 Vestavia Office Park, Birmingham, AL 35216

Form 1-1-5 Rev. 1-68

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 TWELVE THOUSAND AND NO/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BOBBIE RAY RITCHIE and wife, JOHNNIE E. RITCHIE

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

✓MICHAEL D. DOZIER and wife, LEAH PRICE DOZIER

(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:

Part of the SW 1/4 of SE 1/4 of Section 16, Township 19, South of Range 2, West and described as follows: Commence at the NE corner of said 1/4-1/4 Section, thence west along the north line of same a distance of 220.00 feet, thence 78 degrees 22 minutes to the left in a southwesterly direction a distance of 25.02 feet; thence 31 degrees 08 minutes to the right in a southwesterly direction a distance of 133.23 feet to the point of beginning; thence continue along the last named course a distance of 144.62 feet; thence 92 degrees 24 minutes to the left in a southeasterly direction a distance of 148.18 feet; thence 87 degrees 36 minutes to the left in a northeasterly direction a distance of 134.31 feet; thence 88 degrees 25 minutes to the left in a northwesterly direction a distance of 148.11 feet to the point of beginning.

Subject to existing easements, restrictions, setback lines, rights-of-way, and limitations, if any, of record.

\$9,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 day of 19 83

WITNESS: *Deed tax 12.00*
Rec. 1.50
1.00
14.50
Bobbie Ray Ritchie (Seal)
Johnnie E. Ritchie (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

hereby certify that Bobbie Ray Ritchie and wife, Johnnie E. Ritchie 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 23rd day of April, 19 83

1621 COLLIER DR.
MIDFIELD, ALA.

Corneilus P. Holland III
Notary Public.