

WARRANTY DEED

STATE OF ALABAMA §
§
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand and No/100 (\$2000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Luvenia S. Ford, (herein referred to as Grantor), 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 Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line of the SE 1/4 of NE 1/4, 285.88 feet to a point on the East line of Highway 119; thence turn 29 degrees 40 minutes right and run Northeasterly along said right of way line 114.59 feet to a point; thence 59 degrees 43 minutes 29 seconds right and run 333.61 feet to a point; thence turn 62 degrees 32 minutes 45 seconds left and run Northeasterly 316.27 feet to the point of beginning of the property being described; thence continue along last described course a distance of 178.20 feet to a point; thence turn 94 degrees 07 minutes 44 seconds left and run Westerly along the South line of a private road a distance of 104.06 feet to the P.C. of a curve to the right having a central angle of 24 degrees 06 minutes 01 seconds a radius of 204.96 feet; thence continue along said curve an arc distance of 86.21 feet to the P.T.; thence continue along tangent of curve a distance of 39.96 feet to a point on the East line of Highway 119; thence turn 98 degrees 56 minutes 34 seconds left to chord and run Southwesterly along the arc of a highway curve to the left having a central angle of 1 degree 25 minutes 50 seconds and a radius of 3,402.86 feet, an arc distance of 84.96 feet to the P.T.; thence continue along said right of way a tangent distance of 40.14 feet to the P.C. of a highway curve to the left having a central angle of 1 degree 51 minutes 10 seconds and a radius of 2,296.72 feet; thence continue along arc of said curve a distance of 74.27 feet to a point; thence turn 98 degrees 27 minutes 37 seconds left from tangent and run Easterly 261.66 feet to the point of beginning. Containing 1.0 acre. Situated in Shelby County, Alabama.

Subject to:

1. Taxes due in the year of 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. 4. Mineral and mining rights and all rights incident thereto including release of damages are not insured herein.

Luvenia S. Ford is the surviving grantee of that certain deed recorded in Deed Volume 139, Page 460, in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee therein, George M. Ford, died on the 23rd day of June, 1978.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 24th day of February, 1984.

Luvenia S. Ford
Luvenia S. Ford

Witness

James Terry Ritchey
564 - 60th St. S.B.
Bha - Al.

STATE OF ALABAMA §

General Acknowledgment

Shelby COUNTY §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luvenia S. Ford 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 24th day of February, 1984.

Serge M. Little
Notary Public

My Commission Expires: 2/2/87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Exchanged - 353-524
1984 FEB 27 AM 8:30

Deed tax 2.00
Rec. 3.00
Ind. 1.00
6.00

Thomas A. Shandlen, Jr.
JUDGE OF PROBATE

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