

1064

NAME Albert E. Ritchey
 Suite 405, 11 West Oxmoor Road
 ADDRESS Birmingham, AL 35209-6495

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable
 consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
 or we, James Terry Ritchey and wife, Gail Marie Ritchey

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

(herein referred to as grantee, whether one or more), 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.

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 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 hands(s) and seal(s), this 24th
 day of February, 1984

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

EXCHANGE FOR 363-524

1984 FEB 27 AM 8:30

Mail Tax - 50

Rec 1.50

Ind. 1.00

(Seal) 3.00

James Terry Ritchey

(Seal)

Gail Marie Ritchey

(Seal)

James A. [Signature]

JUDGE OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that James Terry Ritchey and wife, Gail Marie Ritchey
 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 24th day of February, A. D., 1984

FM #ATC-2

James Terry RitcheyGeorge M. Ritchey

Notary Public.

My Commission Expires 2/2/87

35212