

This instrument was prepared by

(Name) Richard C. Shuleva

(Address) P.O. Box 1401, Alabaster, Al.

Form 1-1-5 Rev. 1-88

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 THREE HUNDRED FORTY THOUSAND AND NO/100 (\$340,000.00) DOLLARS \$200,000.00 of the above recited purchase price was derived from a Purchase Money Mortgage closed simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, F. RICHARD FOGLE and wife ANNA CAROL FOGLE

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

RAYMOND R. RIHA and wife VERONICA D RIHA

(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:

A parcel of land located in the NW $\frac{1}{4}$  of Sec. 25, Township 20 South, Range 4 W and in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 26, Township 20 So., Range 4 W., Shelby County, Alabama, described more particularly as follows: Commence at the SW corner of the NW $\frac{1}{4}$  of Sec. 25, thence run North along the West quarter-section line a distance of 338.0 ft. to the point of beginning, thence continue last course of distance of 174.9 ft., thence run S 87 deg. 08' W a distance of 324.94 ft., thence run 33 deg. 33' W a distance of 51.62 ft., thence run N 66 deg. 04' W a distance of 173.57 ft., thence run N 00 deg. 02' W a distance of 200.62 ft. to the southerly right of way of Shelby County Highway #13, thence run N 75 deg. 44' E along said right of way a distance of 126.40 ft. to a point of curve to the left, thence continue with said right of way to a culvert (chord bearing N 57 deg 51' E, Chord distance 926.51 ft.), thence run S 47 deg. 31' 22" E a distance 166.75 ft.), thence run S 00 deg 10' 30" W a distance of 700.00 ft., thence run S 87 deg. 36' W a distance of 30 feet, thence run S 00 deg 32' 30" W a distance of 162.0 ft., thence run S 87 deg. 36' W a distance of 485.0 ft. to the point of beginning and;

A parcel of land located in the NE Quarter of the NE Quarter of Sec. 26, Township 20 So., Range 4, Shelby County, Alabama, described more particularly as follows:

Commence at the SE corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 26, Township 20 South, Range 4 West, being the point of beginning and run West along  $\frac{1}{4}$ - $\frac{1}{4}$  Section line a distance of 334.49 feet; turn right an angle of 90 deg. 32 min. 48 sec. and run North a distance of 665.88 ft; turn right an angle of 89 degrees 25 mins. 57 secs. and run East a distance of 334.62 ft; turn right an angle of 90 degrees 34 mins. 45 secs. and run South along the East line of said Section a distance of 666.00 feet to the point of beginning being situated in Shelby County, Alabama.

Subject to easements, rights-of-way and restrictions of record.

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 9th day of March, 1984.

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

1984 MAR 12 AM 10:02

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Richard C. Shuleva, a Notary Public in and for said County, in said State, hereby certify that F. Richard Fogle and Anna Carol Fogle whose name (s) 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 9th day of March, A. D., 1984

R. RIHA  
P.O. Box 70  
PELHAM, AL 35124

Notary Public.