

This instrument was prepared by

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Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----TWENTY THOUSAND AND NO/100 (\$20,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DOROTHY ABELE, an unmarried woman,

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

CHARLES F. RITTER and wife, MARY E. RITTER,

(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:

All that part of the SW 1/4 of the NE 1/4 of Section 6,
Township 20 South, Range 2 West lying South of the Oak
Mountain Park Road and lying West of Highway I-65, LESS AND
EXCEPT property sold to Joe N. Moseley et al in Deed
Book 348, page 89 filed in the Probate Office of Shelby
County, and that part NW 1/4 of SE 1/4 of Section 6,
Township 20 South, Range 2 West lying between the old Double
Oak Mountain Park Road and the West right of way line of
Highway I-65.

That part of the NW 1/4 of SE 1/4 of Section 6, Township 20
South, Range 3 West, lying South of the new Oak Mountain
Park Road and lying West of the old Double Oak Mountain Park
Road and adjacent to the West right of way of Highway I-65.

SUBJECT TO:

Easements to South Central Bell as recorded in Deed Book 353
page 788 in Probate Office.
Right of way to Oak Mountain Park Road as shown in Lis
Pendens Book 5, page 254 in the Probate Office of Shelby
County.
All statutory or common law right of access to Interstate
Project No. I-65.

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 30th
day of July, 1984

WITNESS A. A. SHELBY CO. *Lead by 2000*
STATE OF ALA. SHELBY CO. *Rec 250*
I CERTIFY THIS *Ind. 100*
INSTRUMENT WAS FILED *23 50* (Seal)

1984 AUG -6 AM 8:49 (Seal)

James H. ... (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Dorothy Abele, an unmarried woman,
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 30th day of July, A. D. 1984