

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Allen F. Riha
Lot 9, Airpark Industrial Complex
Alabaster, Alabama, 35242

Inst # 1998-13676

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

Robert J. Dow, a married man

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

Allen F. Riha and Deborah L. Riha

(herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 9, according to the Survey of Airpark Industrial Complex, as recorded in Map Book 19, page 116, in the Probate Office of Shelby County, Alabama.

All of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

This property does not constitute the homestead of the grantor or his spouse.

- Subject to:
- (1) 1998 ad valorem taxes not yet due and payable and
 - (2) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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/we have set my/our hand(s) and seal(s), this 10th day of April, 1998.

WITNESS:

_____(Seal)



Robert J. Dow

(Seal)

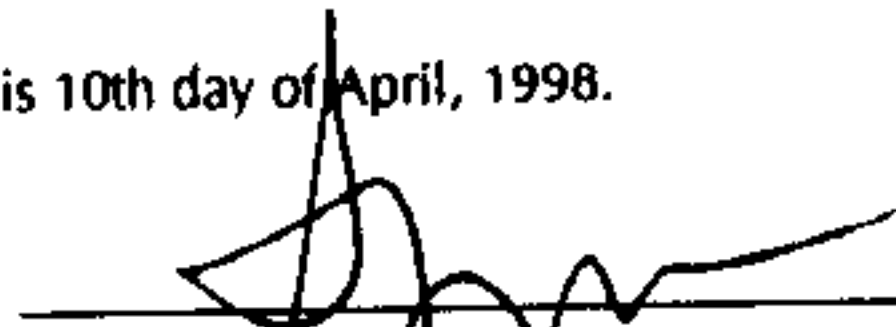
STATE OF ALABAMA)

JEFFERSON COUNTY)

**04/16/1998-13676
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50**

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April, 1998.



Notary Public: Shelly Moss
My Commission Expires: 11-5-01