

Send Tax Notice To:
Connie Ritchey
801 5th Avenue SW
Alabaster, Alabama 35007

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 2001-33634

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Seven Thousand Dollars and No/100 (\$107,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Mildred Davis , a widow (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Connie Ritchey, unmarried, (herein referred to as Grantees, whether one or more), as joint tenants, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A. for legal description.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$90,950.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

NOTE: Mildred Davis is the surviving grantee of deed recorded in Deed Book 170, page 378, in the Probate Office of Shelby County, Alabama, that other grantee, O.B. Davis, having died on or about the 6 day of SEPT., 1988.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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 heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of July, 2001.

Mildred Davis
Mildred Davis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mildred Davis, a widow, 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 date the same bears date.

Given under my hand and official seal, July 31, 2001.

Notary Public
My commission expires: 5/21/03

08/09/2001-33634
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 32.00

EXHIBIT A

Commence at the SW corner of the N 1/2 of SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, and run in a northerly direction along the west line of said 1/4-1/4 section for 230 feet to the point of beginning; thence continue along the last stated course 187.30 feet to a point on the south line of 5th Avenue S.W.; thence turn 91 degrees 49 minutes 33 seconds right and run east along said south line of 5th Avenue S.W. for 209.77 feet to its intersection with the west line of 8th Street S.W.; thence turn 88 degrees 10 minutes 27 seconds right and run south along said west line of 8th Street S.W. for 187.36 feet to a point; thence turn 91 degrees 49 minutes 33 seconds right and run west for 209.77 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE

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