

This instrument was prepared by:  
Kelley Winston  
Law Offices of Raymond C. Winston  
1800 12th Avenue South  
Birmingham, AL 35205

Send Tax Notice to:  
Gerald D. Riffe  
Peggy H. Riffe  
128 Caroline Drive  
Montevallo, AL 35115

Inst # 2001-44051

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS** That in consideration of **One Hundred Forty Four Thousand Five Hundred and 00/100 Dollars (\$144,500.00)** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Wright Homes, Inc.** (herein referred to as grantors, whether one or more) do, grant, bargain, sell and convey unto **Gerald D. Riffe and Peggy H. Riffe** (herein referred to as Grantees, whether one or more), as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" which is attached hereto and incorporated herein for all purposes.

Subject to:


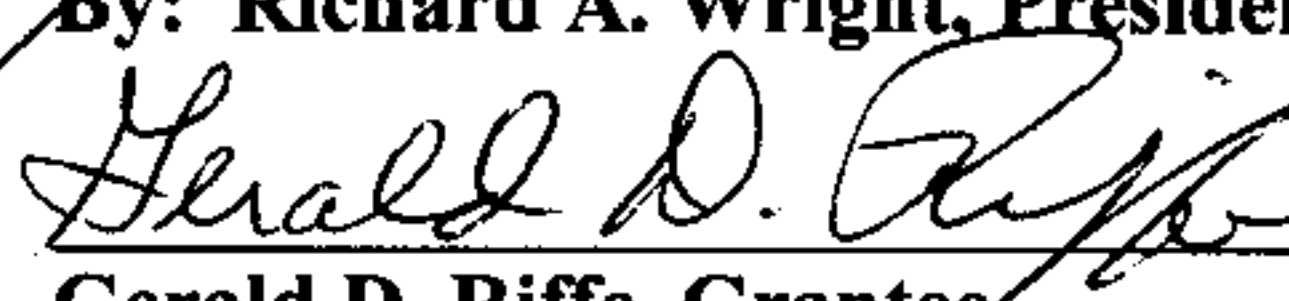

1. Ad valorem taxes and assessments not yet due and payable.
2. All easements, rights-of-way, restrictions, and reservations of record.

\$108,500.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

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.

THIS INSTRUMENT is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein. Further, Grantees understand that acceptance of this deed constitutes acceptance of all the terms, conditions and obligations of all protective covenants and restrictions of record.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 5th day of October, 2001.

 (Seal)  
**Wright Homes, Inc., Grantor**  
By: **Richard A. Wright, President**  
 (Seal)  
**Gerald D. Riffe, Grantee**  
 (Seal)  
**Peggy H. Riffe, Grantee**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Richard Wright** whose name as president of **Wright Homes, Inc., a corporation**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of October, 2001.

MY COMMISSION EXPIRES  
OCTOBER 8, 2001

Melley White  
NOTARY PUBLIC

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Gerald D. Riffe** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of October, 2001.

MY COMMISSION EXPIRES  
OCTOBER 8, 2001

Melley White  
NOTARY PUBLIC

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Peggy H. Riffe** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of October, 2001.

MY COMMISSION EXPIRES  
OCTOBER 8, 2001

Melley White  
NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Southwest corner of the NE 1/4 of SW 1/4, Section 4, Township 22, Range 3 West; run East along the South line of said 1/4-1/4 section a distance of 165 feet to a point; said point being the point of beginning of the property herein conveyed; thence continue East along the South line of said 1/4-1/4 section a distance of 495 feet to a point; thence run North, parallel with the West line of said 1/4-1/4 section a distance of 528 feet; thence run West, parallel with the South line of said 1/4-1/4 section a distance of 495 feet to a point; thence run South, parallel to the West line of said 1/4-1/4 section a distance of 528 feet to the point of beginning.

ALSO, a 12 foot easement for ingress and egress, the centerline of which is described as follows:

Commence at the Southwest corner of the NE 1/4 of SW 1/4 of Section 4, Township 22, Range 3 West; run thence East along the South line of said 1/4-1/4 section a distance of 165 feet to a point; thence run North parallel to the West line of said 1/4-1/4 section a distance of 522 feet to a point; said point being the point of beginning of the centerline of said easement; thence run West, parallel to the South line of said 1/4-1/4 section a distance of 165 feet to a point on the West line of said 1/4-1/4 section; thence continue West, parallel to the South line of the NW 1/4 of SW 1/4 of said Section 4 a distance of 159 feet to a point; thence run North, parallel to the East line of said NE 1/4 of SW 1/4 of Section 4, a distance of 798 feet, more or less to the point of intersection with the South right of way line of Shelby County Hwy. No. 22, said point being the point of ending of said easement.

Inst # 2001-44051

10/10/2001-44051

03:05 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MEL

53.00