

CORPORATION WARRANTY DEED

Joint Tenancy With Right of Survivorship

State Of Alabama
County Of Shelby

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty Eight Thousand dollars and Zero cents (\$288,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **The Ohio National Life Insurance Company** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Rebekah Ritchey and Brian J. Ritchey** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 92A, a Resurvey of Lots 42, 70, 91, 92 and 94, Meadow Brook, 2nd Sector, Phase 1, as recorded in Map Book 7, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$230,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

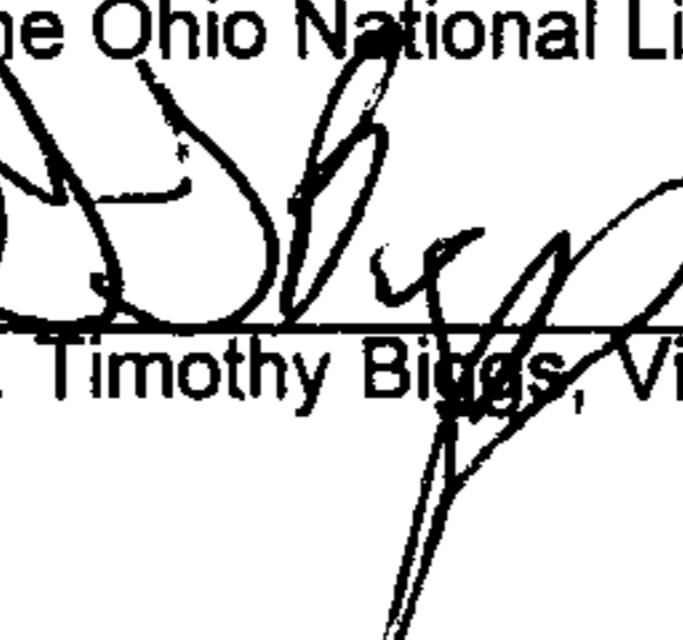
TO HAVE AND TO HOLD, unto the said GRANNEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANNEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANNEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, G. Timothy Biggs who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of June, 2009.

The Ohio National Life Insurance Company

By:


G. Timothy Biggs, Vice President

State Of Ohio
County Of Hamilton

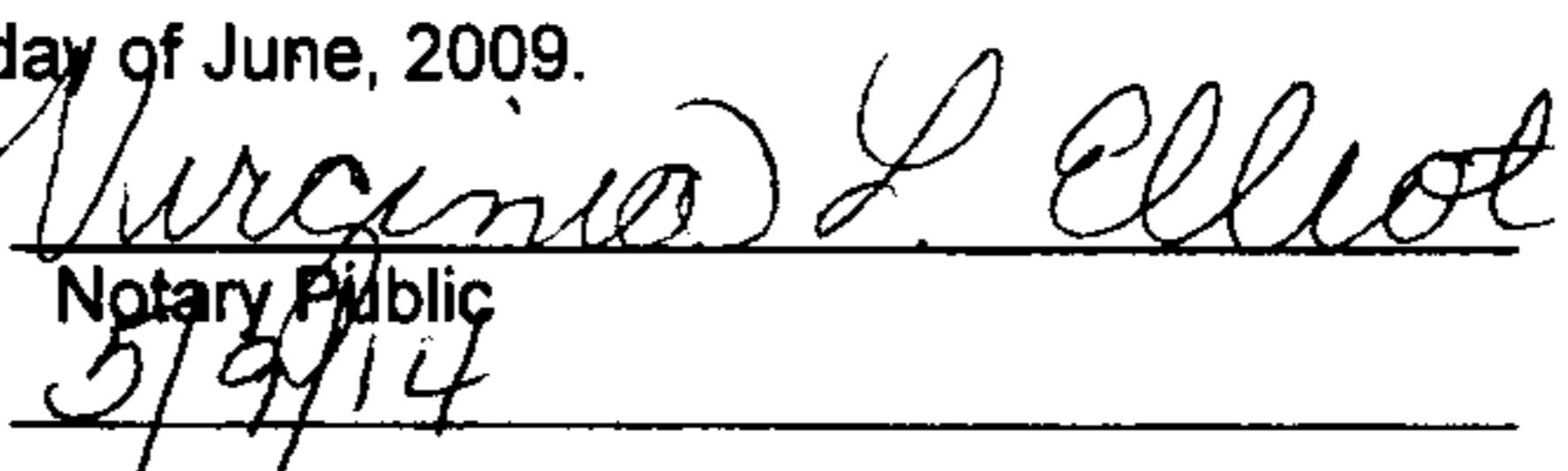
}

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that G. Timothy Biggs, whose name as Vice President of The Ohio National Life Insurance Company, 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 25th day of June, 2009.

File No: 20090255

My Commission Expires


Virginia L. Elliott
Notary Public
5/9/14



20090709000264390 1/1 \$69.00
Shelby Cnty Judge of Probate, AL
07/09/2009 01:27:19 PM FILED/CERT



VIRGINIA L. ELLIOT
Notary Public, State of Ohio
My Commission Expires
May 9, 2014

THIS INSTRUMENT PREPARED BY:
Lorrie Maples Parker, Esq. • Massey, Stotser & Nichols, P.C. • 1780 Gadsden Highway • Birmingham, Alabama 35235