

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mackie G. Ritch & Georganna L. Ritch
425 Westover Road
Harpersville, AL 35078

13,332-

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 Dollars (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Shellie R. Ritch, an unmarried woman, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Shellie R. Ritch, Mackie G. Ritch, and Georganna L. Ritch, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NE 1/4 of the NW 1/4, Section 15, Township 19 South, Range 2 East, Shelby County, Alabama and run thence westerly along the north line of said 1/4 - 1/4 section 40.0' to a point, Thence turn 89° 27' left and run 252.64' to a point, Thence turn 17° 47' left and run 273.77 feet to the point of beginning of the property being described, Thence turn 16° 42' left and run southeasterly along the west margin of a paved public road a distance of 209.53' to a point, Thence turn 87° 48' 00" right and run southwesterly 323.10' to a point, Thence turn 94° 01' 00" right and run northwesterly 404.70' to a point, Thence turn 119° 11' 00" right and run easterly 354.69' to the point of beginning, containing 2.2 acres, more or less, and subject to all agreements, easements and/or limitations of record.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of April, 2010.

Shellie R. Ritch
Shellie R. Ritch

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Shellie R. Ritch, 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 12 day of April, 2010.

Kim Reiss
Notary Public

My Commission Expires: 3/24/2014