

This instrument was prepared by:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Mr. & Mrs. Mack Ritch

P.O. Box 28  
Vincennes, AL 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED SIXTY THOUSAND AND NO/00 (\$260,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Deborah K. Higgins Young and husband, Barry Glenn Young, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Mack Ritch and Georganna Ritch, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

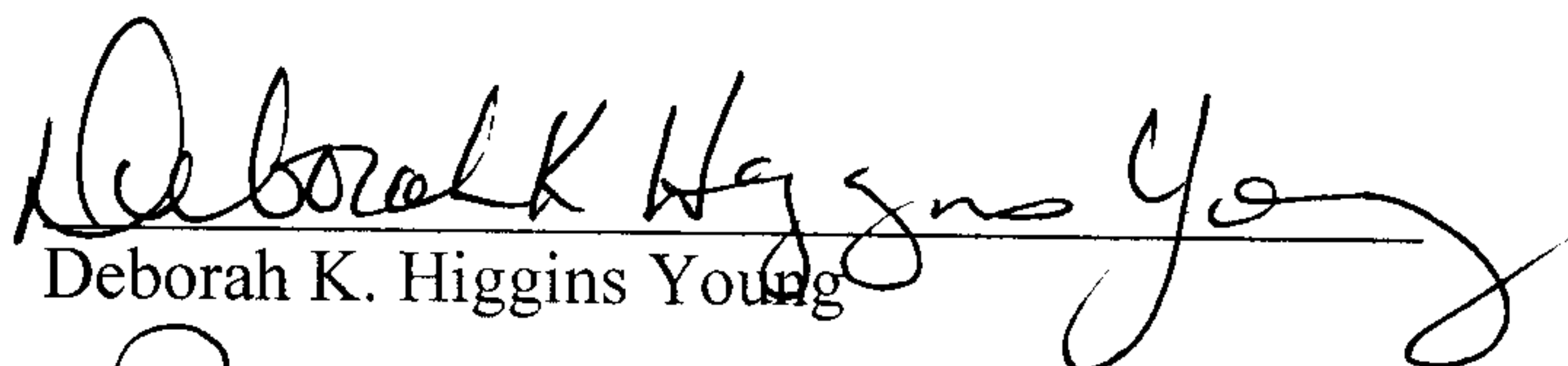
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

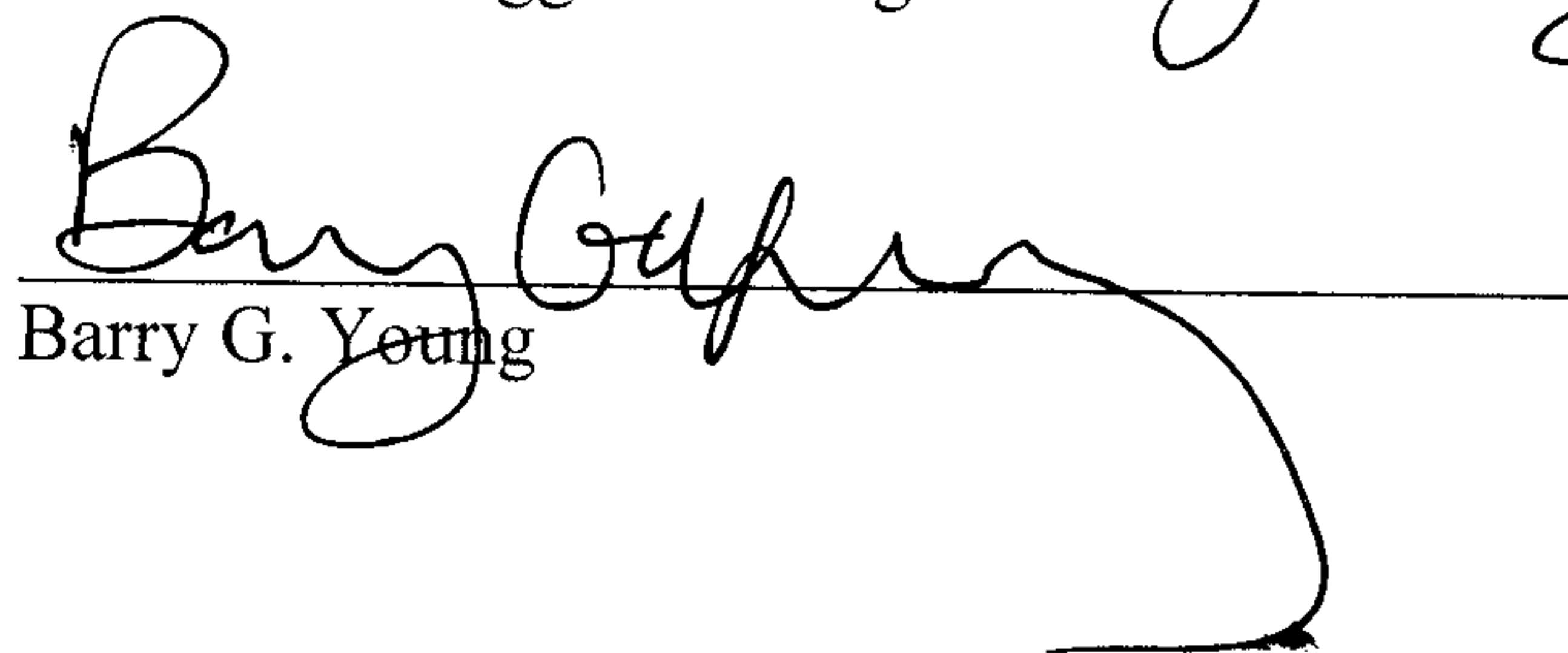
Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S 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 have hereunto set my hand and seal this 1<sup>st</sup> day of September, 2010.

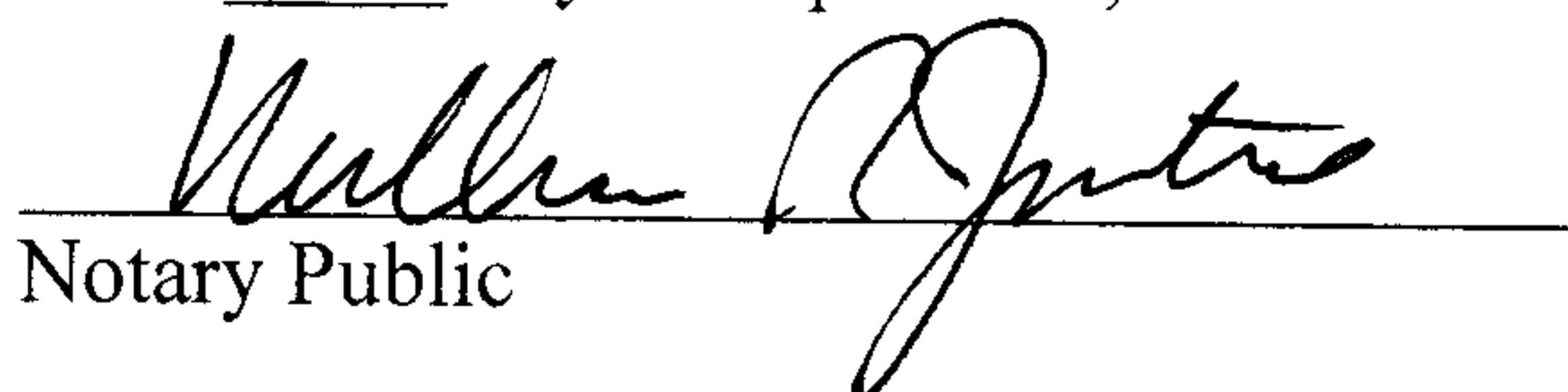
  
Deborah K. Higgins Young

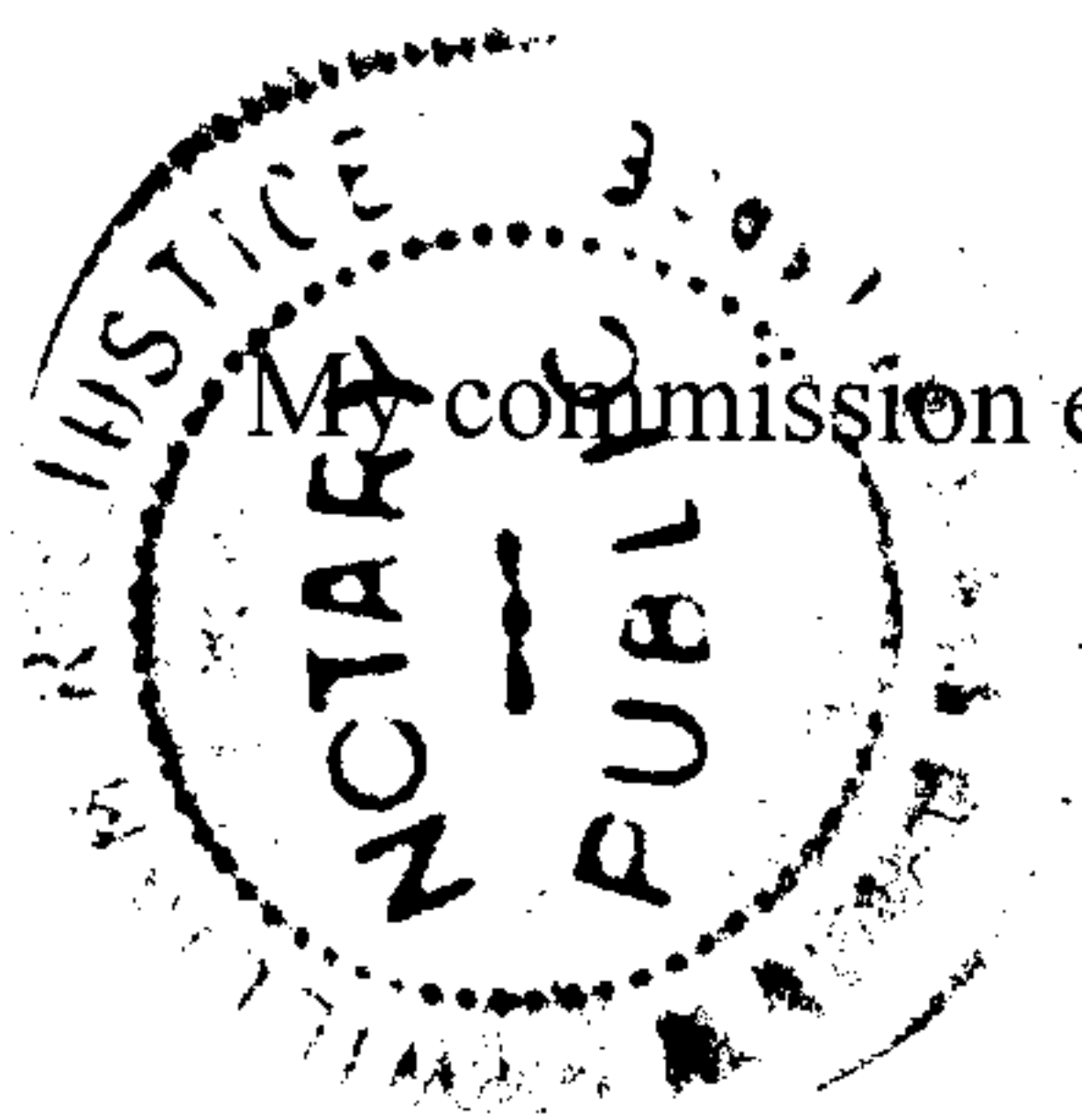
  
Barry G. Young

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Deborah K. Higgins Young and Barry G. Young, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of September, 2010.

  
Notary Public



My commission expires: 9/12/11

Shelby County, AL 09/02/2010  
State of Alabama  
Deed Tax : \$260.00


  
20100902000284820 1/2 \$275.00  
Shelby Cnty Judge of Probate, AL  
09/02/2010 03:36:49 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

All that part of the Southeast  $\frac{1}{4}$  of Section 15, Township 22, Range 1 West, lying South of the Shelby-Calera public road.


Less and except the following described parcel of land:

Begin a point where the South line of Section 15, Township 22 South, Range 1 West intersects the Southernmost right of way line of Shelby County Highway 42; thence run Easterly along said Section line a distance of 400 feet to a point; thence turn an angle of 90 degrees to the left and run Northerly a distance of 225 feet, more or less, to a point on the above mentioned Southernmost right of way line of Shelby County Highway 42; thence turn an angle to the left and run along said right of way line to the point of beginning. Said parcel of land is lying in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 15, Township 22 South, Range 1 West.

SIGNED FOR IDENTIFICATION:

x Deborah K. Hays

x Bary Guy

  
20100902000284820 2/2 \$275.00  
Shelby Cnty Judge of Probate, AL  
09/02/2010 03:36:49 PM FILED/CERT