

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Joseph T. Ritchey Jr & Elizabeth Ritchey
5911 Meadow Brook Rd
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170302000073290

03/02/2017 02:10:35 PM

DEEDS 1/2

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

That in consideration of \$332,400.00, the amount of which can be verified in the Sales Contact between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we William M. Eubank and Patricia M. Eubank Husband and wife, whose mailing address is 324 Fernwood Circle, Gallatin, TN 37066 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joseph Thomas Ritchey, Jr. and Elizabeth Ritchey, whose mailing address is

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record.

Subject to restrictions, reservations, covenants, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note: \$265,920.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 25 day of February, 2017.


William M. Eubank

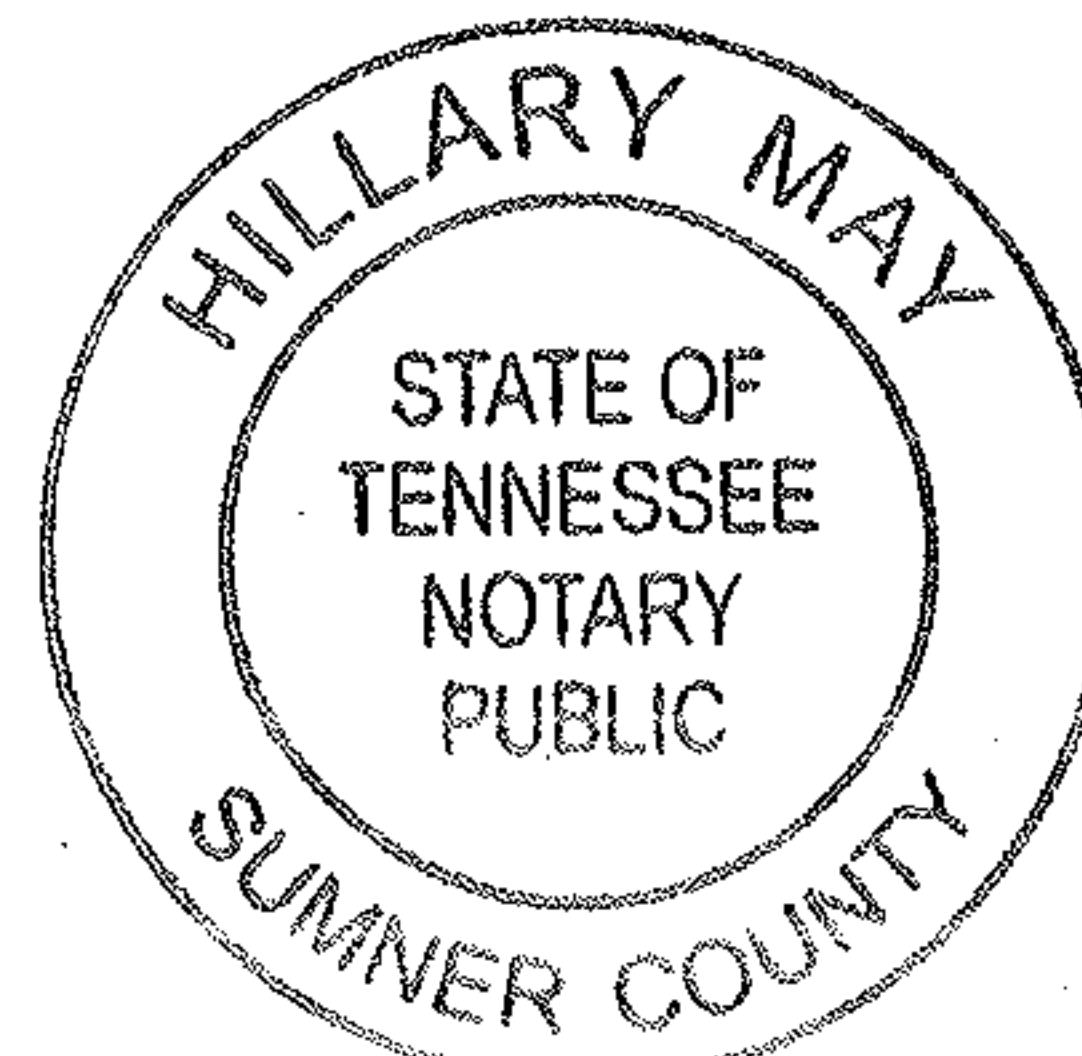

Patricia M. Eubank

State of Tennessee
Knoxville County

I, Hilary Murray County and in said State, hereby certify that William M. Patterson and Patricia M. Fullam whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25 day of APRIL 2018.

Notary Public
Commission Expires: Sept. 25, 2019

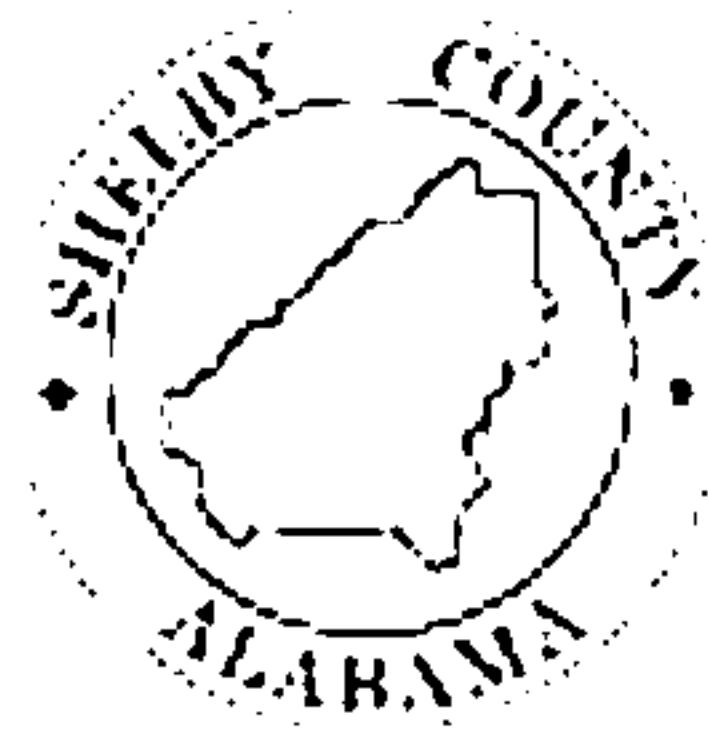


S17-0265CDF

20170302000073290 03/02/2017 02:10:35 PM DEEDS 2/2

EXHIBIT "A"
Legal Description

Lot 6, according to the Survey of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 36
and Amended in Map Book 9, Page 138, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2017 02:10:35 PM
\$84.50 CHERRY
20170302000073290

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".

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