

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  
5081 Meadow Brook Rd  
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170302000073290

STATE OF ALABAMA )

) KNOWALL MEN BY THESE PRESENTS

03/02/2017 02:10:35 PM

SHELBY COUNTY )

DEEDS 1/2

That in consideration of \$332,400.00, the amount of which can be verified in the Sales Contract 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 5081 Meadow Brook Rd, Birmingham, AL 35242 (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, the address of which is 5081 Meadow Brook Road, Birmingham, AL 35242; to-wit:

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

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, 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 GRANTEES 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 GRANTEES, 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 GRANTEES, 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<sup>th</sup> day of February, 2017.

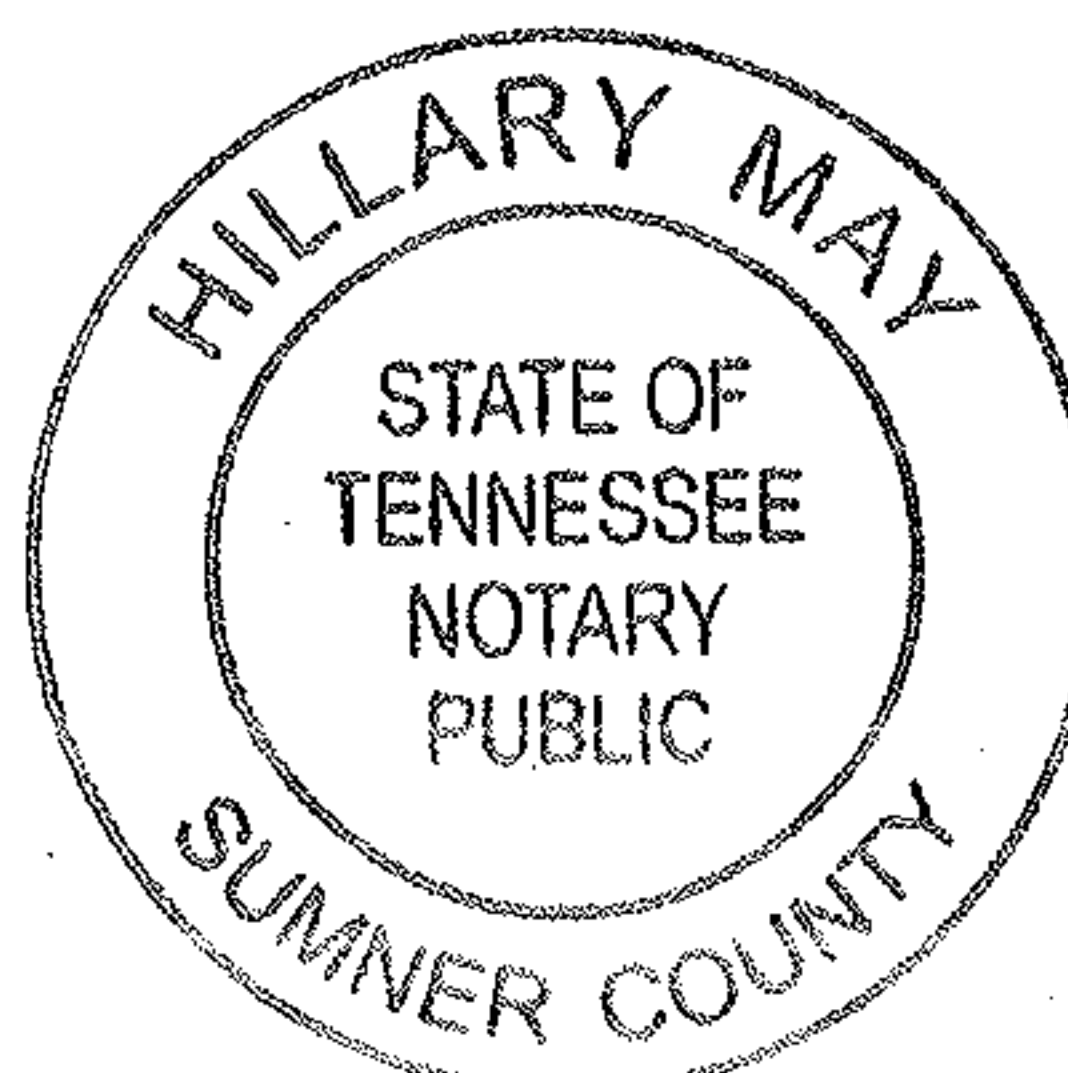
X [Signature]  
William M. Eubank  
X [Signature]  
Patricia M. Eubank

State of Tennessee  
Sumner County

I, Hillary May County and in said State, hereby certify that William M. Eubank & Patricia M. Eubank 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 February 2017.

X [Signature]  
Notary Public  
Commission Expires: Sept 25, 2019



S17-0265CDF

My Commission Expires Sept. 25, 2019

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 be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.