

This instrument was prepared by

(Name) Richard W. Bell, Bell & Johnson, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

1868

Form 1-1-5 Rev. 1-56

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

2,256

That in consideration of One and no/100 dollars (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ida Mae Cumberland and husband, William Mason Cumberland, Sr.,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard O. Ramer and Mary Margaret Ramer,

(herein referred to as GRANTEES) 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:

Commence at the southeast corner of the Northwest Quarter of the Northeast Quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run north along the east line of said Quarter-Quarter 118.98 feet to point of beginning; thence angle left 62° 36' and run 139.9 feet to the easterly right of way line of U.S. Highway 31; thence angle right 90° and run northeasterly along said right of way line 50.0 feet; thence angle right 90° and run 113.98 feet to said east line of said Quarter-Quarter; thence angle right 62° 36' and run 56.32 feet to point of beginning. Said property containing .146 acres, more or less.

BOOK 307 PAGE 882



19770920000099010 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1977 12:00:00AM FILED/CERT

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 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.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 20th day of September, 19 77

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

SEP 20 PM 2:57

Richard O. Ramer, Jr.

JUDGE OF PROBATE

Ida Mae Cumberland (Seal)
IDA MAE CUMBERLAND

William Mason Cumberland, Sr. (Seal)
WILLIAM MASON CUMBERLAND, SR.

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ida Mae Cumberland and husband, William Mason Cumberland, Sr. 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, A. D., 19 77

Gene Green

Notary Public.