

SEND TAX NOTICE TO:

(Name) Mr. Walter H. Till, Jr.  
3430 North River Road  
 (Address) Birmingham, Alabama 35223

838

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law  
 (Address) Post Office Box 1227, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88 This deed prepared based upon Commitment by First American issued through  
**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama Cahaba Title, Inc.**

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND and No/100 (\$10,000.00)-----DOLLARS  
 in hand paid and execution and delivery of the following described purchase money mortgage,  
 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we,  
SAMUEL H. RAMSEY and wife, LAVONNE E. RAMSEY,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

WALTER H. TILL, JR.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

The N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 20 South, Range 2 West, Shelby  
 County, Alabama, which, according to undated survey by Thomas E. Simmons, Land Surveyor  
 #12945, contains 20.4 acres and is described as follows: Commence at the Northeast corner  
 of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 1334.44  
 feet to the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence 89 deg. 25 min. 38 sec. left  
 and run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 661.02 feet; thence 90 deg. 22  
 min. 32 sec. left and run East for 1335.64 feet; thence 88 deg. 57 min. 23 sec. left and  
 run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 665.74 feet to the point of beginning.

Subject only to the reservations and conditions as set out in Deed Book 318, at Page  
 200, in the Office of the Judge of Probate of Shelby County, Alabama.

\$11,250.00 of the consideration for this deed is secured by a purchase money  
 mortgage on the above described real property from the Grantee herein to the Grantors  
 herein, which mortgage was executed and delivered simultaneously herewith.

Grantors warrant, in addition to the warranties stated below, that they will pay in full  
 1988 ad valorem taxes assessed against the above described property, which became a lien  
 on October 1, 1987, but are not due and payable until October 1, 1988, together with any  
 other ad valorem tax liability of said real property incurred prior to October 1, 1988.

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, 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 hands(s) and seal(s), this 12th  
 day of September, 1988.

204 PAGE 166  
 BOOK  
 STATE OF ALABAMA  
 INSTRUMENT  
 88 SEP 1 12 1988  
 JUDGE OF PROBATE

1. Deed Tax \$ 50  
 2. Mtg. Tax (Seal)  
 3. Recording Fee 250  
 4. Indexing Fee 180  
 TOTAL 480

Samuel H. Ramsey (Seal)  
 Samuel H. Ramsey

Lavonne E. Ramsey (Seal)  
 Lavonne E. Ramsey

STATE OF ALABAMA }  
 SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Samuel H. Ramsey and wife, Lavonne E. Ramsey,  
 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 12th day of September, A. D., 1988.

De Term Wade H. Morton

Notary Public