

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Bobby & Rebecca Fields
9270 Self Rd
Pinson, AL 35126

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20031009000678690 Pg 1/2 54.00
Shelby Cnty Judge of Probate, AL
10/09/2003 08:33:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY THOUSAND NINE HUNDRED DOLLARS AND NO/00 (\$120,900.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Samuel H. Ramsey, and wife, Diann Ramsey (herein referred to as grantor)** bargain, sell and convey unto, **Bobby Fields and Rebecca Fields (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

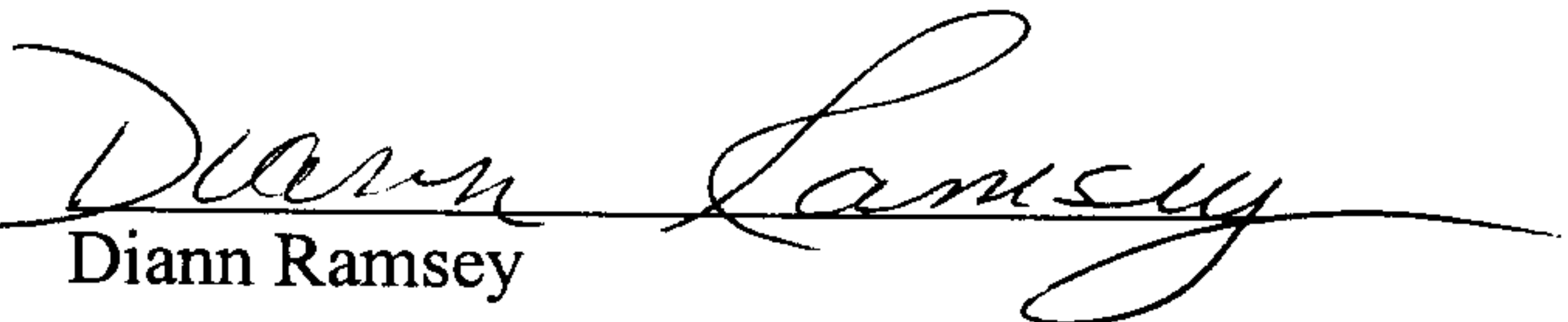
This property constitutes no part of the household of the grantor, or of her spouse.

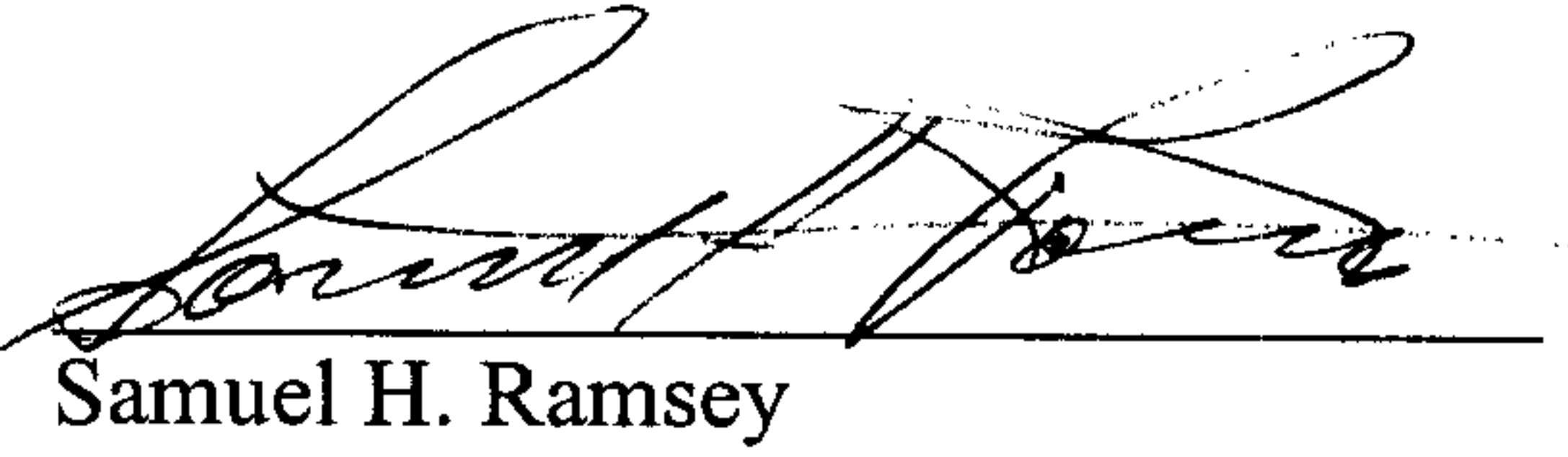
\$81,000.00 of the above-recited consideration was paid by a first mortgage recorded simultaneously herein.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October 2003.

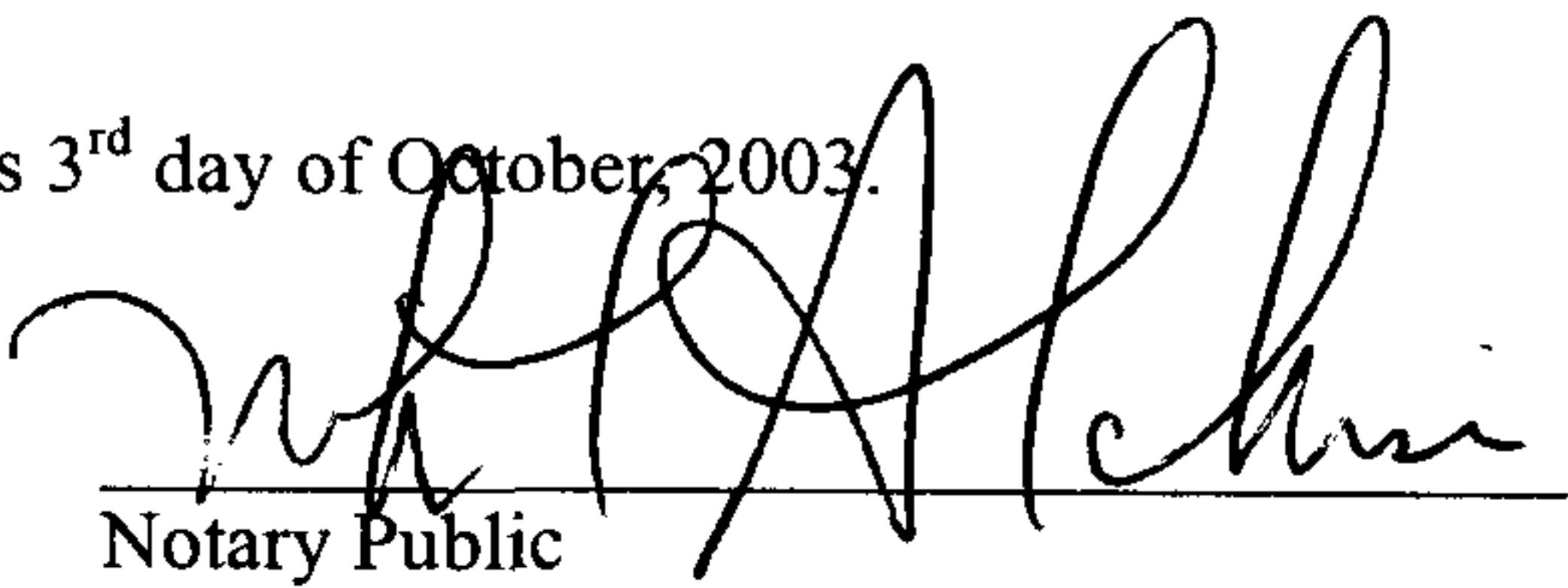

Diann Ramsey


Samuel H. Ramsey

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Samuel H. Ramsey and Diann Ramsey whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date in her capacity as Administrator.

Given under my hand and official seal this 3rd day of October, 2003.


Notary Public

My commission expires: 10-16-04

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I:

From an open top pipe found and accepted as Northeast corner of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama, proceed South 4 degrees 34 minutes 48 seconds East along the East boundary of said Section 30 for 2438.82 feet to a point; thence South 26 degrees 01 minutes 56 seconds East 1175.96 feet to a point in the center of a creek (Fourmile Creek), said point being the point of beginning of herein described parcel of land; thence from said point of beginning proceed South 26 degrees 01 minutes 56 seconds East 241.28 feet to a point; thence South 55 degrees 11 minutes 03 seconds West 21.43 feet to a point on a fence; thence South 30 degrees 09 minutes 27 seconds West 81.07 feet to a point of intersection with a fence and the Easterly boundary of an Alabama Power Company right of way; thence South 63 degrees 58 minutes 04 seconds West 100.00 feet to a point on the Westerly boundary of said right of way; thence South 26 degrees 01 minutes 56 seconds East along the Westerly boundary of said right of way for 602.29 feet to a point of intersection with said right of way and a fence; thence South 37 degrees 08 minutes 04 seconds West along said fence for 688.47 feet to a fence corner; thence North 60 degrees 59 minutes 36 seconds West along said fence for 1062.19 feet to a point of intersection with said fence and the Easterly right of way boundary of Shelby County Highway No. 441; thence North 7 degrees 24 minutes 41 seconds East along said right of way for 862.91 feet to a point of intersection with the Easterly right of way of said highway and the center of the aforementioned Creek (Fourmile Creek); thence proceed along the center of said creek the following courses: thence South 77 degrees 02 minutes 15 seconds East 154.58 feet; thence North 83 degrees 35 minutes 29 seconds East 233.01 feet; thence South 67 degrees 16 minutes 06 seconds East 112.72 feet; thence South 89 degrees 46 minutes 43 seconds East 56.25 feet; thence North 28 degrees 19 minutes 38 seconds East 21.93 feet; thence North 1 degrees 53 minutes 21 seconds East 22.69 feet; thence North 8 degrees 15 minutes 54 seconds West 93.22 feet; thence North 9 degrees 45 minutes 17 seconds East 41.37 feet; thence North 62 degrees 39 minutes 48 seconds East 81.52 feet; thence South 55 degrees 08 minutes 20 seconds East 212.06 feet; thence North 83 degrees 50 minutes 02 seconds East 218.88 feet, back to the point of beginning.

The above described parcel of land is located in the East One-Half of the Southeast Quarter of Section 30; and the West One-Half of the Southwest Quarter of Section 29, all in Township 20 South, Range 2 East, Shelby County, Alabama.

According to survey of Billy R. Martin, RLS #10559, dated August 2, 2003.