

Dale Corley

1407 City Federal Building

6300

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Ten Thousand Five Hundred and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James Edward Simon, Jr. and wife, Joy V. Simon

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

Norman Wallace Ramsay, III and wife, Anne H. Ramsay

(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:

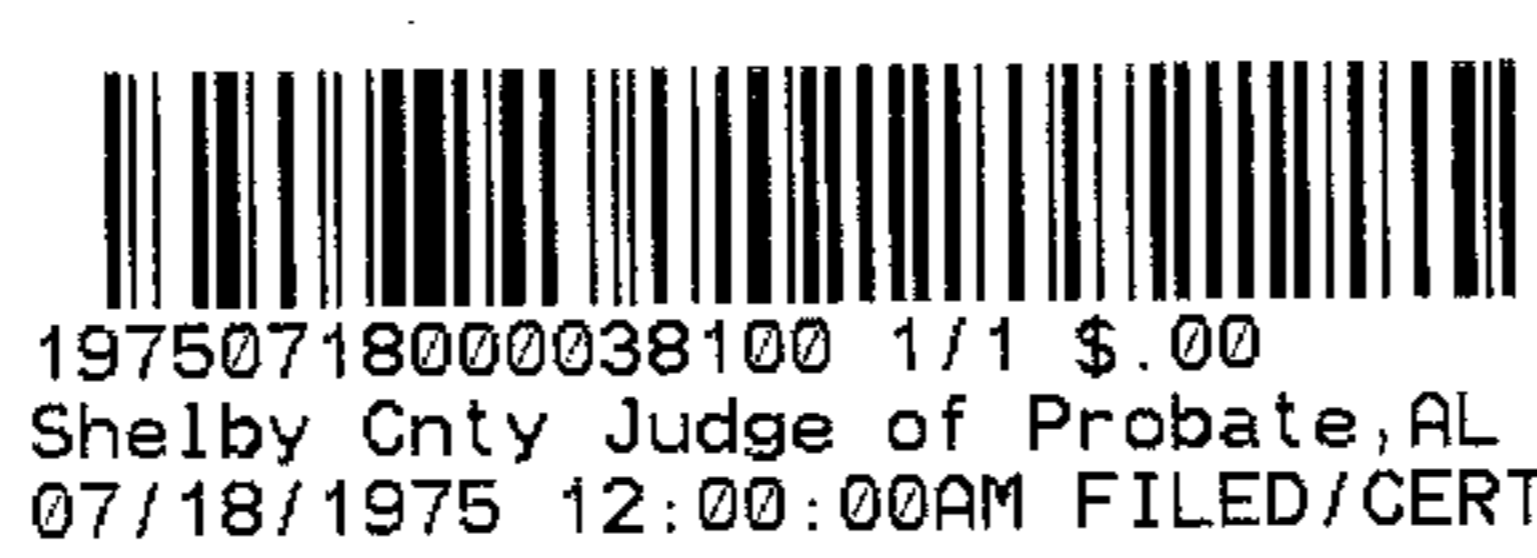
Lot 29, in Block 3, according to the Survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Current taxes.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Volume 272, Page 85 and amended by instrument recorded in Misc. Vol. 2, Page 390.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 273, Page 63.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings & Loan Association, recorded in Mortgage Book 340, Page 484, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 293 PAGE 462



STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1975 JUL 18 AM 9:04 Well Step 10-52 General M. Brantley JUDGE OF PROBATE

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 X (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth hereinabove that X (we) have a good right to sell and convey the same as aforesaid; that X (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 and seal, this 1st day of July, 1975

WITNESS:

James Edward Simon, Jr. Joy V. Simon

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that James Edward Simon, Jr. and wife, Joy V. Simon, a Notary Public in and for said County, in said State, whose name S 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 1st day of July

A. D., 1975

Dale Corley Notary Public