

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
02/18/1980 00:00:00 FILED/CERTIFIED

(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

Form 1-1-5 Rev. 1-66

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,

That in consideration of Thirteen Thousand Three Hundred Sixty Four & 39/100 (\$13,364.39) DOLLARS

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

KEVIN RAMSEY AND WIFE, LINDA J. RAMSEY

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

HARLAN J. BROWNING AND WIFE, ELAINE A. BROWNING

(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 NE Corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 2 West, as established from Kimberly Clark and Gulf States corners and run South along the East line of said 1/4 a distance of 30 feet, thence turn 95 degrees 10 minutes 30 seconds right and run 805.5 feet to point of beginning; thence turn 102 degrees 11 minutes 38 seconds left and run 263.28 feet, thence turn 100 degrees 13 minutes right and run 354 feet, more or less to the East line of the Carpenter property; thence turn 89 degrees 19 minutes 23 seconds right and run 276 feet, more or less, to a point which is 309.24 feet Westerly of the point of beginning; thence turn 92 degrees 39 minutes 15 seconds right and run 309.24 feet to the point of beginning.

LESS AND EXCEPT A 20 foot right-of-way on the West side of this Property.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to First Federal Savings and Loan Association of Bessemer, dated October 21, 1977 and filed for record October 26, 1977, in Mortgage Volume 370, Page 863, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 13th day of February, 1980.

WITNESS:

(Seal)

1980 FEB 18 PM 12:19

(Seal)

(Seal)

Kevin Ramsey (Seal)
KEVIN RAMSEY

Linda J. Ramsey (Seal)
LINDA J. RAMSEY

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Deed 1350
Rec. 150
Ind. 100
16.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin Ramsey and wife, Linda J. 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 13th day of February, A. D., 1980

Judith Zuhrtman
Notary Public.