

SEND TAX NOTICE TO:

(Name) Samuel Ramsey
Route 1, Box 279
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) James O. Standridge
 (Address) P. O. Box 562, Montevallo, Alabama 35115

Form 115 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Hundred Ten Thousand Six Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
KERMIT STEPHENS, EDWARD STEPHENS, AND JOSEPH STEPHENS

(herein referred to as grantors) do grant, bargain, sell and convey unto
SAMUEL H. RAMSEY and wife LAVONNE RAMSEY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

The W1/2 of the NE1/4; the E1/2 of the NW1/4; NW1/4 of the SW1/4, and all that part of the NE1/4 of the SW1/4 and that part of the NW1/4 of the SE1/4 of Section 30, Township 20 South, Range 2 East, that lies North of the Creek; SE1/4 of the SW1/4 of Section 19, Township 20 South, Range 2 East; being situated in Shelby County, Alabama.

The above described property constitutes no part of the homestead of the Grantors herein.

A purchase money mortgage in the amount of \$85,600.00 was executed by the Grantees simultaneously herewith.

BOOK 352 PAGE 683

FILED IN SHELBY CO.
 THIS
 DEED WAS FILED
 See Mtg 442 - 05
 1984 JAN 16 AM 11:09

Deed tax 25.00
 Rec. 1.50
 Ind. 1.00
 27.50

James O. Standridge
 Notary Public

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, 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 12th day of January, 1984.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Kermit Stephens (Seal)
 KERMIT STEPHENS
Edward E. Stephens (Seal)
 EDWARD STEPHENS
Joseph Stephens (Seal)
 JOSEPH STEPHENS

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kermit Stephens, Edward Stephens and Joseph Stephens whose name S 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 January, A. D., 1984

James O. Standridge