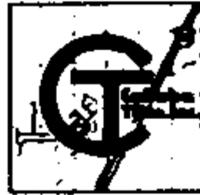


This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of EIGHT THOUSAND FOUR HUNDRED AND NO/100 (\$8,400.00) DOLLARS

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

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

SAMUEL H. RAMSEY AND WIFE, LAVONNE E. RAMSEY

(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:

A parcel of land lying in the NE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, and more particularly described as follows: Starting at an iron marker at the Northeast corner of said Section 30, run Westerly along the North boundary line of said Section 30 a distance of 539.7 feet to a point on the West right of way line of Shelby County Highway #441 (also called Yellowleaf-Robinson Public Road); thence run Southwesterly along said West right of way line of said highway #441, along a curve to the left, a distance of 750.1 feet to an iron marker on the said West right of way line of said Highway #441, the point of beginning; thence continue Southerly along said West right of way line of said Highway #441 along said curve to the left, a distance of 287.8 feet to an iron marker on said West right of way line of said highway #441; thence from chord to the said iron marker at the said point of beginning turn an angle of 89 deg. 04 min. to the right and run Westerly a distance of 620.2 feet to an iron marker on the West boundary line of said NE 1/4 of NE 1/4; thence turn an angle of 90 deg. 00 min. to the right and run Northerly along said West boundary line of said NE 1/4 of NE 1/4 a distance of 286.3 feet to an iron marker on the West boundary line of said NE 1/4 of NE 1/4; thence turn 90 deg. 00 min. to the right and run Easterly 626.3 feet to the point of beginning. Said parcel of land lies in the said NE 1/4 of NE 1/4, Section 30, Township 20 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 241 page 841 in Probate Office of Shelby County, Alabama. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 256 page 894 in Probate Office of Shelby County, Alabama.

Lease in regard to minerals and mining rights as recorded in Deed Book 329 page 223 and assigned to Sequoyah Petroleum Corporation in Misc. Book 42 page 639 in Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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, I have hereunto set my hand(s) and seal(s), this 27th day of August, 1985.

BOOK 039 PAGE 575

WITNESS:

STATE OF ALABAMA }
SHELBY COUNTY }
I, _____ (Seal)

Robert K. Hardwick (Seal)
Robert K. Hardwick (Seal)

1985 AUG 30 AM 8:42 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

Deed TAX 8.50
Rec 2.50
Jud 1.00
12.00
General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that _____ Robert K. Hardwick whose name is _____ signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, A. D. 1985