

SEND TAX NOTICE TO:

(Name) Phillip R. Ramsey
 722 4th Avenue NW
 (Address) Alabaster AL 35007

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This instrument was prepared by

(Name) James A. Holliman

(Address) 1610 Fourth Avenue North, Bessemer, AL 35020

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One 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,

Sebron A. Sellers and wife, Doris B. Sellers

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

Phillip R. Ramsey and Linda A. 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:

Lot 4 and 5 and W 1/2 of Lot 3, in Block 13, according to the Map of Alabaster Gardens, as recorded in Map Book 3, page 156, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1987.
2. Building setback line of 30 feet reserved from 3rd Avenue as shown by recorded plat.
3. Building setback line of 5 feet reserved from either side of lot as shown by plat.
4. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 175, page 68.
5. Transmission Line Permit to Alabama Power Company in Deed Book 181, page 34.
6. Mineral and mining rights.

\$51,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Sebron A. Sellers is the surviving Grantee of deed recorded in Deed Book 276 page 252; the other Grantee, Virginia G. Sellers, having died on March 14, 1984.

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 29th

day of January, 19 87.

WITNESS:

Beet TAX Red 2.50 STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Ind 1.00 (Seal)
3.50 1987 FEB -3 AM 9-20 (Seal)

Sebron A. Sellers (Seal)
 Sebron A. Sellers

Doris B. Sellers (Seal)
 Doris B. Sellers

STATE OF ALABAMA JUDGE OF PROBATE
 JEFFERSON COUNTY

I, the undersigned
 hereby certify that Sebron A. Sellers and wife, Doris B. Sellers
 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 29th day of January, A. D., 19 87.

James A. Holliman
 Notary Public.