



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

1440

This instrument was prepared by

(Name) CORRETTI & NEWSOM

(Address) 1804 7th Avenue North, Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard O. Ramer and wife, Margaret Ramer

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John F. Blair d/b/a Woodcraft and Design Company

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4 and 5, according to the corrected survey of R. O. Ramer's Addition to Little Oak Ridge Estates as recorded in Map Book 11, Page 8, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the current year, 1987.
2. Public utility easements as shown by recorded plat, including easements of 15 feet on the West side of all lots.
3. Right of way granted to Shelby County by instrument recorded in Deed Book 240, Page 51, in said Probate Office.
4. Mineral and mining rights.

\$65,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously with delivery of this deed. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th

day of June, 19 87

Deed Tax \$ 10.00
Mtg Tax
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 13.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 JUN 23 PM 4:02
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Richard O. Ramer (SEAL)
Margaret Ramer (SEAL)
(Seal area)

STATE OF ALABAMA

JEFFERSON COUNTY

COUNTY

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Richard O. Ramer and wife, Margaret Ramer

a Notary Public in and for said County,

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 17th day of June, A.D. 19 87

Notary Public signature and seal area

BOOK 137 PAGE 399