

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

1187

This instrument was prepared by:
(Name) ✓ Daniel M. Spidler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Samuel H. Ramsey
(Address) Route 1, Box 279
Columbiana, Alabama 35051

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 DOLLARS PREVIOUSLY PAID (\$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; NE 1/4; Section 30; Township 20 South, Range 2
East, and more particularly described as follows:
Starting at the Southwest corner of the said NE 1/4; NE 1/4; Section 30, Township 20
South, Range 2 East, run Northerly along the West boundary line of the said NE 1/4;
NE 1/4 a distance of 60.0 feet to an iron marker at the intersection of the North
line of an easement for a road with the said West boundary line of the said NE 1/4;
NE 1/4, the point of beginning. Thence continue Northerly along the said West
boundary line of the said NE 1/4; NE 1/4 a distance of 257.7 feet to an iron marker.
Thence turn an angle of 90 deg. 00 min. to the right and run Easterly 620.2 feet to
an iron marker on the West R/W line of Shelby County Highway #441 (also called
Yellowleaf-Robinson Public Road). Thence run Southerly along the said West R/W line
of said Highway #441 a distance of 275.0 feet to an iron marker on the said North
line of said easement for a road. Thence run Westerly along said North line of said
easement, which runs 60.0 feet north of, and parallel to, the South boundary line of
the said NE 1/4; NE 1/4 a distance of 620.0 feet to the point of beginning. Said
parcel of land lies in the said NE 1/4; NE 1/4; Section 30, Township 20 South, Range
2 East. Being situated in Shelby County, Alabama.
Subject to easements and restrictions of record.

BOOK 167 PAGE 954

This property does not constitute the homestead of the Grantor herein.

This Deed is to convey additional property intended to be conveyed in the Deed
recorded in Deed Book 039 page 575 in the Probate Office of Shelby County, Alabama.

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 for 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 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 _____
day of January, 19 88

WITNESS

1. Doc. Tax \$ _____
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
88 JAN 19 AM 8:39 (Seal)
Re-Recorded
JUDGE OF PROBATE

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

STATE OF ALABAMA SHELBY COUNTY } 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 11 day of January A.D., 19 88

9-25-91
My Commission Expires:

Betty W. Green
Notary Public