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TITLE NOT EXAMINED

1227

This instrument was prepared by:  
(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:  
(Name) Michael L. Anderson  
(Address) PO Box 349  
Wilsonville, AL 35186

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven thousand fifty six & 00/100ths (\$7,056.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Samuel H. Ramsey and wife, Lavonne E. Ramsey (herein referred to as grantors) do grant, bargain, sell and convey unto

Michael L. Anderson and wife, Vivian S. Anderson (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:

Begin at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 2 East; thence run North along the West line of said 1/4 1/4 for 695.88 feet; thence 90 deg. 26 min. 50 sec. right, run East for 446.55 feet to the West line of Shelby County Road No. 441; thence 100 deg. 50 min. 38 sec. right, run Southwesterly along said right of way 702.00 feet to the South line of said 1/4 1/4; thence 77 deg. 58 min. 14 sec. right, run 309.11 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

BOOK 171 PAGE 931

1. Deed Tax	\$ 7.50
2. Mig. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTM.	11.00

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, we have hereunto set our hand(s) and seal(s), this 18TH day of February, 19 88

WITNESS

*[Signature]*

STATE OF ALA. SHELBY: I CERTIFY THIS INSTRUMENT WAS FILED

88 FEB 18 PM 3:42

*[Signature]* (Seal)  
Samuel H. Ramsey  
*[Signature]* (Seal)  
Lavonne E. Ramsey  
(Seal)

*[Signature]* (Seal)  
JUDGE OF PROBATE

STATE OF ALABAMA SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel H. Ramsey and wife, Lavonne E. Ramsey 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 18TH day of February A.D., 19 88

*[Signature]*  
Notary Public