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This instrument was prepared by
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Hoover, Al 35236-0287

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Seventy Thousand and 00/100 (\$70,000.00) 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
Steven Bunn and wife, Loretta Bunn

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 2 West; thence run South along the West line of said 1/4 1/4 for 423.91 feet; thence 86 deg. 00 min, left, run 105.93 feet to the point of beginning; thence continue last described course for 620.09 feet to the center line of a public road with a right of way of prescriptive width; thence 66 deg. 48 min. right, run Southerly along said road for 123.20 feet; thence 7 deg. 28 min. right, run along said road for 108.97 feet; thence 3 deg. 25 min. right, run along said road 182.71 feet; thence 7 deg. 00 min. right, run along said road 134.20 feet; thence 7 deg. 49 min. right, run along said road 194.08 feet; thence 6 deg. 20 min. left, run along said road 185.07 feet; thence 88 deg. 24 min. 26 sec. right, run West 644.65 feet; thence 88 deg. 51 min 15 sec. right, run 976.18 feet to the point of beginning; being situated in Shelby County, Alabama.

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Subject to:

- 1. Taxes for the current year.
- 2. Easements and restrictions of record.

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 18th day of February, 1988

WITNESSE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
88 MAR -7 PM 2:26
73 50
JUDGE OF PROBATE (Seal)

Samuel H. Ramsey (Seal)
Lavonne E. Ramsey (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

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 name s are 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.
MY COMMISSION EXPIRES APRIL 7, 1991