

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Western Office  
(205) 833-1571

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

15-60

Send Tax Notice to:  
(Name) Ms. Carol Jean Mauldin  
(Address) Route 1, Box 278E  
Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLAR

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**SAMUEL H. RAMSEY and wife, LAVONNE RAMSEY**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**CAROL JEAN MAULDIN, a married woman**

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

Commence at the NW 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 for 105.93 feet; thence 8-1/2 deg. 25 min. 41 sec. right run Southerly for 1072.49 feet; thence 85 deg. 33 min. left run for 373.35 feet to the point of beginning; thence continue last described course for 253.77 feet to the centerline of a paved road; thence 80 deg. 01 min. left run along said road for 64.48 feet; thence 11 deg. 47 min. left run along said road for 690.71 feet; thence 91 deg. 30 min. 15 sec. left run for 270.00 feet; thence 90 deg. 00 min. left run for 117.81 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

The legal description contained herein was furnished to preparer.

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1. Deed Tax \$ 1.50  
2. Mig. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL \$ 5.00

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 \_\_\_\_\_ day of August, 19 88

STATE OF ALA. SHELBY COUNTY }  
I CERTIFY THIS INSTRUMENT WAS FILED

88 AUG 19 PM 3:23 (Seal)

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

STATE OF ALABAMA Donna A. Spaulding, Jr.  
SHELBY COUNTY } JUDGE OF PROBATE  
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 Ramsey**

whose name(s) are signed to the foregoing conveyance, and who are ~~known~~ 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 19 day of August, 19 88

My Commission Expires May 16, 1989

My Commission Expires:

Donna A. Spaulding, Jr.  
Notary Public