

This instrument was prepared by

/Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable considerations.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Martha Hobbs Robertson Joiner, a married woman

herein referred to as grantors) do grant, bargain, sell and convey unto
Samuel H. Ramsey and Lavonne E. Ramsey

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

LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A".

GRANTEE'S ADDRESS:

411 County Road 441
Wilsonville, AL 35186

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 2nd
day of December, 19 88.

WITNESS:

_____(Seal) Martha Hobbs Robertson Joiner (Seal)
_____(Seal) Martha Hobbs Robertson Joiner (Seal)
_____(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 Martha Hobbs Robertson Joiner
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2nd day of December A. D., 19 88

Form 31-A  William R. Justice Notary Public.

BOOK 216 PAGE 837

EXHIBIT "A"

An undivided one-half interest in and to the following described property:

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 31, Township 20, Range 2 East, more particularly described as follows: Beginning at the NE corner of said Section, run South 4 deg. 15' East 87 feet to Northern boundary of the right of way of State Highway no. 25; run thence South 61 deg. 10 min. West along said highway right of way 607 feet; run thence North 4 deg. 15' West 347.7 feet to the Northern boundary of said Section; run thence North 86 deg. 30' East along said Northern boundary of said Section 552 feet to point of beginning.

ALSO, begin at the NE corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 31, Township 20, Range 2 East, and run thence South 86 deg. 30' West 552 feet to point of beginning; thence continue along Northern boundary of said forty acre tract 441 feet; thence run South 10 deg. West 297 feet; thence South 19 deg. West 199.9 feet; thence South 27 deg. West 390 feet to an intersection with the Western boundary of said forty acre tract; thence South 4 deg. 40' East 60 feet; thence North 46 deg. East 100 feet; thence North 51 deg. East 304 feet; thence North 56 deg. East 170 feet; thence North 60 deg. 30 min. East 246 feet; thence North 4 deg. 15' West 347.7 feet to the point of beginning, and containing 6.70 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama described as follows: Commencing at the Northeast corner of said forty and run South 86 deg. 30 min. West along North line of said forty a distance of 993 feet; thence run South 10 deg. West 297 feet; thence run South 19 deg. West 194.9 feet to point of beginning of tract herein conveyed; thence continue South 19 deg. West a distance of 5 feet; thence run South 27 deg. West 390 feet to intersection with West line of said forty acres; thence South 4 deg. 40 min. East along West line of said forty a distance of 60 feet to the northeast right of way line of Alabama Highway #25; thence in a Northeasterly direction along said right of way North 46 deg. East 180 feet; thence continue in a Northeasterly direction along said right of way North 51 deg. East 206 feet to a point; thence run in a Northwesterly direction 160 feet, more or less, to point of beginning. Situated in Shelby County, Alabama.

The property described above does not constitute any part of the Grantor's homestead.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -7 PM 3:45

Thomas A. Jennings, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	9.50