

THIS INSTRUMENT WAS PREPARED BY:

CONWILL & JUSTICE, P.C.

Attorneys at Law

P.O. Box 557

Columbiana, Alabama 35051

ADMINISTRATRIX DEED

577

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, by an order of the Circuit Court of Shelby County, Alabama, in that certain cause entitled IN THE MATTER OF THE ESTATE OF MARGARET B. ROBERTSON, deceased, Case No. CV-86-343, on the 2nd day of December, 1988, CYNTHIA R. SIMS, ADMINISTRATRIX of the Estate of MARGARET B. ROBERTSON, deceased, was ordered to convey to SAMUEL H. RAMSEY and LAVONNE E. RAMSEY, as joint tenants with right of survivorship, upon full payment of the purchase price, all rights, title, and interest which the said MARGARET B. ROBERTSON, deceased, had in and to the hereinafter described real estate.

WHEREAS, the entire purchase price of said real estate has been paid by said SAMUEL H. RAMSEY AND LAVONNE E. RAMSEY.

NOW, THEREFORE, that in consideration of the premises and the sum of FIFTY THOUSAND AND no/100-----Dollars (\$50,000.00) to the undersigned Grantor, Cynthia R. Sims, Administratrix of the Estate of Margaret B. Robertson, deceased, in hand paid by Samuel H. Ramsey and Lavonne E. Ramsey, the receipt whereof is acknowledged, I, the undersigned Grantor, have this day bargained and sold and by these presents do grant, bargain, sell and convey unto SAMUEL H. RAMSEY AND LAVONNE E. RAMSEY, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SAID DESCRIPTION ON NEXT PAGE

GRANTEE'S ADDRESS:

Route 1, Box 379
Columbiana, Alabama 35051

411 County Road 441
Wilsonville, Alabama 35186

LEGAL DESCRIPTION:

NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 29, Township 20 South, Range 2 East.

W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 29, Township 20 South, Range 2 East, lying North of Alabama State Highway No. 25; and the W $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 29, Township 20 South, Range 2 East, lying North of Alabama State Highway no. 25, LESS AND EXCEPT THE FOLLOWING:

Commence at the Southwest corner of Section 29, Township 20 South, Range 2 East; thence proceed in a Northerly direction along the West boundary of said section for a distance of 189.98 feet; thence turn an angle of 90 deg. 00 min. to the right and run 637.92 feet to a point, being a point on the north right of way line of State Highway 25, said point being the beginning of the parcel of land herein described; thence turn an angle of 25 deg. 10 min. 30 sec. to the left and run along said North right of way line for a distance of 260.59 feet to a point, being a point on the centerline of a 100 foot wide transmission line right of way of Alabama Power Company; thence turn an angle of 102 deg. 53 min. 15 sec. to the left and run 173.23 feet to a point, being a point on the west boundary of said 100 foot wide Alabama Power Company right of way; thence turn an angle of 16 deg. 46 min. 34 sec. to the right and run along said right of way boundary for 840.75 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run 210.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run 1024.28 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of Section 29, Township 20 South, Range 2 East, Situated in Shelby County, Alabama.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD, to the said SAMUEL H. RAMSEY AND LAVONNE E. RAMSEY, as joint tenants with right of survivorship.

And I do for myself, my heirs, executors, and administrators, covenant and agree that I am lawfully the administratrix of the Estate of Margaret B. Robertson, deceased, and have fully qualified as such administratrix, and am now acting as such administratrix.

IN WITNESS WHEREOF, Cynthia R. Sims, administratrix of the estate of Margaret B. Robertson, deceased, as authorized under said order, has hereunto set her hand and seal on this the 6th day of December, 1988.

Cynthia R. Sims
Cynthia R. Sims, Administratrix
of the Estate of Margaret B. Robertson,
Deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that Cynthia R. Sims,
Administratrix of the Estate of Margaret B. Robertson, deceased,
as authorized and directed under Decree of the Circuit Court of
Shelby County, Alabama, and in the Case of - IN THE MATTER OF
THE ESTATE OF MARGARET B. ROBERTSON, deceased, Case No. CV-86-343,
whose name is signed to the foregoing conveyance, and who is
known to me, acknowledged before me on this date, that, being
informed of the contents of the conveyance, she, in her capacity
as the administratrix of the estate of Margaret B. Robertson,
deceased, executed the same voluntarily on the day the same bears
date.

Given under my hand and seal, this the 6th day of
December, 1988.



William R. Justus
Notary Public

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STATE OF ALABAMA
SHELBY COUNTY

I, hereby certify that the contract under which the foregoing instrument, as made has been confirmed by the Circuit Court of Shelby County, and I hereby certify that the foregoing conveyance, as made, has been confirmed by said Court, this the 17th day of December, 1988.

D. Al Cowan
Circuit Judge, Shelby County

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

88 DEC -7 PM 3:46

Thomas A. Hawkins, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$50.00
2. Mig. Tax	---
3. Recording Fee	10.00
4. Indexing Fee	1.00
TOTAL	61.00

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