

THIS INSTRUMENT WAS PREPARED BY: CONWILL & JUSTICE, P.C.
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

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ADMINISTRATRIX DEED

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 right, 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 Three Thousand Two Hundred Forty and no/100---Dollars 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 udnersigned 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:

SEE ATTACHED EXHIBIT "A" for legal description.

Subject to easements and restrictions of record.

GRANTEE'S ADDRESS:
Route 1, Box 279
Columbiana, Alabama 35051

411 County Road 441
Wilsonville, Alabama 35186

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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 duly 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 5th day of DECEMBER, 1988.

Cynthia R. Sims

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

STATE OF ALABAMA
COUNTY OF SHELBY

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 this the 6th day of December, 1988.

William R. Justice

William R. Justice

NOTARY
PUBLIC

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STATE OF ALABAMA
SHELBY COUNTY

I, hereby certify that the contract under which the foregoing instrument is 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 7th day of December, 1988.

A. O. Carson

Circuit Judge
Shelby County, Alabama

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EXHIBIT "A"

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

A part of the NE 1/4 of NE 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 1/4 of NE 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 1/4 of NE 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 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 COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

88 DEC -7 PM 3:47

Thomas A. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mfg. Tax	_____
3. Recording Fee	10.00
4. Indexing Fee	1.00
TOTAL	14.50

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