

SEND TAX NOTICE TO:

(Name) Samuel H. Ramsey and Lavonne E. Ramsey
(Address) 411 County Road 441
Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND, SEVEN HUNDRED FIFTY & no/100 (\$2,750.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Albert C. Williams, Sr. and wife, Nellie F. Williams

(herein referred to as grantors) do grant, bargain, sell and convey unto

Samuel H. Ramsey and wife, 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:

A parcel of land lying in the SE $\frac{1}{4}$; NE $\frac{1}{4}$, Section 30, Township 20 South, Range 2 East, more particularly described as follows:
Starting at the NW corner of said SE $\frac{1}{4}$; NE $\frac{1}{4}$, which is the point of beginning, run Easterly along the North boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 620.0 feet to a point on the West right of way line of the Yellowleaf-Robinson Road (Shelby County Highway #441). Thence run Southerly, along the said West R/W line of said Highway #441, a distance of 150.0 feet to an iron marker. Thence run Westerly along a line that is parallel to, and 150.0 feet South of, the said North boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 622.8 feet to an iron marker on the West boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$. Thence run Northerly along said West boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 150.0 feet to the point of beginning.
Said parcel of land lies in said SE $\frac{1}{4}$; NE $\frac{1}{4}$; Section 30, Township 20 South, Range 2 East, and contains 2.14 acres, more or less.
According to the survey of Lewis M. Armstrong, Registered Land Surveyor No. 2201, dated April 15, 1991.

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1. Deed Fee 3.00
2. Notary Fee 2.50
3. Recording Fee 3.00
4. Impost Fee 1.00
5. Tax Fee 1.00
6. Other Fee 0.00
Total 9.50

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 15 day of July, 19 91

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
91 JUL 15 PM 2:30

Albert C. Williams, Sr. (Seal)
(Albert C. Williams, Sr.)
(Nellie F. Williams)
Nellie F. Williams (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

I, , a Notary Public in and for said County, in said State, hereby certify that Albert C. Williams, Sr. and Nellie F. Williams whose names 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 15 day of July, A. D., 19 91
Lancee Brasher
y Public.