

SEND TAX NOTICE TO:

(Name) Ronald L. Cook

(Address) 780 Hebb Road
Wilsmville 35186
Ala.

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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 Seventy-Six Thousand, Five Hundred and n0/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Walter W. Kramp and wife, Elizabeth M. Kramp

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

Ronald L. Cook and wife, Sherry W. Cook

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

The SW 1/4 of the NE 1/4, Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, less and except the following parcel, more particularly described as follows:

Commence at the Northwest corner of said 1/4-1/4 Section; thence run South along the West line of said 1/4-1/4 Section, 30.00 feet to the point of beginning; thence continue along said West line a distance of 295.16 feet to a point; thence 90 degrees 01 minutes 55 seconds left and run a distance of 295.16 feet to a point; thence 89 degrees 58 minutes 05 seconds left and run a distance of 295.16 feet; thence turn an angle of 90 degrees 01 minutes 55 seconds left and run a distance of 295.16 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$71,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

10/05/1993-30578
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RCD 13.50

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 1st

day of October, 1993

WITNESS:

(Seal)

Walter W. Kramp (Seal)
Walter W. Kramp

(Seal)

(Seal)

(Seal)

Elizabeth M. Kramp (Seal)
Elizabeth M. Kramp

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Walter W. Kramp and wife, Elizabeth M. Kramp whose name s 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 1st day of October, A.D., 1993

Notary Public.