

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Mac-San Builders, Inc.
6320 Highway 16
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1993-33739

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixteen Thousand and No/100 Dollars (\$16,000.00) to the undersigned grantors, Richard O. Ramer and wife, Margaret Ramer, in hand paid by Mac-San Builders, Inc., the receipt whereof is hereby acknowledged, the said Richard O. Ramer and wife, Margaret Ramer (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Mac-San Builders, Inc. (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the corrected Survey of R. O. Ramer's Addition to Little Oak Ridge Estates, as recorded in Map Book 11, at Page 8, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Public utility easements as shown by recorded plat, including 10 feet on the Northwesterly side of lot; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 137, Page 399 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Grantors, do for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1993-33739

10/27/1993-33739
04:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ODE MEL 27.00

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed
on this the 22nd day of October, 1993.

WITNESSES:

A. Marshall

Richard O. Ramer
Richard O. Ramer

A. Marshall

Margaret Ramer
Margaret Ramer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard O. Ramer and wife, Margaret Ramer, 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 seal this 22nd day of October, 1993.

Ann P. Marshall
Notary Public

My Commission Expires: 3/13/95

Inst # 1993-33739
10/27/1993-33739
04:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 27.00