



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Edward . Langston
(Address) 1856 Stonebrook Lane

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Five Thousand Dollars and NO/Cents (\$ 75,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Karl J. Rambo a Married Man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sims R. Beavers and William G. ~~Gale~~ Gayle**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description Attached to Herein.

This is not the Homestead of Grantor.

Inst # 1995-01295

01/17/1995-01295
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 86.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13
day of January, 19 95.

Karl J. Rambo (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF Alaabama
Shelby COUNTY }

General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that **Karl J. Rambo a Married Man**

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, He executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of January A.D. 1995

Wm G. Gayle
PO Box 10452

Bham. AL 35202

Linda Robinson Keenum

Notary Public

MY COMMISSION EXPIRES 12/18/97

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EXHIBIT "A"

From the Northeast corner of the NW1/4-NE1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama proceed S 118°58'W along the East boundary of said 1/4-1/4 section line for a distance of 727.51 feet, thence proceed S 72°20'43"W 541.80 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue along the aforementioned course S 72°20'43"W 309.84 feet to a point; thence proceed N 118°09'E 775.19 feet to a point on the South right-of-way boundary of Old U.S. Highway No. 280; thence proceed along said Highway right-of-way N 84°09'01"E 76.63 feet; thence continue along said right-of-way the following courses: proceed N 81°03'48"E 207.54 feet; thence N 76°22'28"E 13.21 feet; thence leaving said right-of-way proceed S 118°08'W 724.37 feet back to the point of beginning.

The above described parcel of land is located in the NW1/4-NE1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

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