

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

DAVID F. OVSON, Attorney at Law  
(Name) 728 Shades Creek Parkway, Suite 120  
Birmingham, Alabama 35209  
(Address)

SAVANNAH DEVELOPMENT, INC.  
(Name) 2086-A Valleydale Terrace  
Birmingham, Alabama 35244  
(Address)

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty Thousand and No/100 (\$350,000.00) Dollars  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RICHARD O. RAMER, a married man

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto SAVANNAH DEVELOPMENT, INC.

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

See the attached Exhibit "A" for the legal description of the property conveyed herein  
which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 514 and Deed Book 170, page 264.
3. Ten (10) foot right way to Alabama Power Company as shown on survey of R. C. Farmer & Associates.

The property conveyed herein does not constitute the homeplace of the grantor or his spouse.

01/10/1996-00841  
10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 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, I have hereunto set my hand(s) and seal(s), this 4th day of  
January, 19 96.

(Seal) Richard O. Ramer (Seal)  
RICHARD O. RAMER  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County in said State, hereby  
certify that RICHARD O. RAMER, 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 the 4th day of January, 19 96.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Aug. 27, 1996.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

[Signature]  
Notary Public

Inst # 1996-00841

Return to: \_\_\_\_\_

TO

\_\_\_\_\_

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF \_\_\_\_\_

Recording Fee \$

Deed tax \$ \_\_\_\_\_

\_\_\_\_\_

This Form Furnished by  
**LAND TITLE COMPANY OF ALABAMA**  
600 20th Street North  
Birmingham, Alabama 35203-2601  
(205) 251-2871

EXHIBIT A  
(Real Estate Description)

PARCEL I

A parcel of land situated in the N.W. 1/4 of the S.E. 1/4 of Section 12, Township 20 South, Range 3 West, City of Pelham, Shelby County Alabama, more particularly described as follows:

Commence at the S.E. corner of the N.W. 1/4 of the S.E. 1/4 of Section 12, Township 20 South, Range 3 West; thence N89deg-44'46"W for a distance of 620.46 feet to the POINT OF BEGINNING; thence N89deg-44'46"W for a distance of 280.42 feet; thence N25deg-57'24"E for a distance of 390.48 feet; thence S64deg-02'36"E for a distance of 40.00 feet; thence N25deg-57'24"E for a distance of 666.92 feet to a point on the southeasterly right-of-way line of Ridge Drive (60 feet R.O.W.) and a point on a curve to the left having a central angle of 39deg-01'08" and a radius of 404.87 feet; thence along the arc of said curve and said right-of-way for a distance of 275.72 feet, said arc subtended by a chord which bears N65deg-32'36"E a distance of 270.42 feet, to the end of said curve; thence N46deg-02'02"E along said right-of-way for a distance of 288.70 feet to a point on a curve to the right having a central angle of 14deg-43'03" and a radius of 131.21 feet; thence along the arc of said curve and said right-of-way for a distance of 33.70 feet to the end of said curve; thence S28deg-53'51"W and leaving said right-of-way for a distance of 1447.07 feet to the POINT OF BEGINNING. Said parcel contains 6.81 acres, more or less.

PARCEL II

A parcel of land situated in the N.W. 1/4 of the S.E. 1/4 and the N.E. 1/4 of the S.E. 1/4 of Section 12, Township 20 South, Range 3 West, City of Pelham, Shelby County Alabama, more particularly described as follows:

Commence at the S.E. corner of the N.W. 1/4 of the S.E. 1/4 of Section 12, Township 20 South, Range 3 West; thence N89deg-44'46"W for a distance of 290.02 feet to the POINT OF BEGINNING; thence N89deg-44'46"W for a distance of 330.44 feet; thence N28deg-53'51"E for a distance of 1447.07 feet to a point on the southeasterly right-of-way line of Ridge Drive (60 feet R.O.W.), said point lying on a curve to the right having a central angle of 12deg-52'49" and a radius of 131.21 feet; thence along the arc of said curve and said right-of-way for a distance of 29.50 feet to the end of said curve; thence N73deg-37'54"E along said right-of-way for a distance of 11.48 feet to a point on a curve to the right having a central angle of 27deg-57'31" and a radius of 289.63 feet; thence along the arc of said curve and said right-of-way for a distance of 141.33 feet to the end of said curve; thence S78deg-24'35"E along said right-of-way for a distance of 64.53 feet to a point on a curve to the left having a central angle of 40deg-15'33" and a radius of 165.98 feet; thence along the arc of said curve and along said right-of-way for a distance of 116.63 feet to the end of said curve; thence S11deg-08'27"W and leaving said right-of-way for a distance of 129.16 feet; thence N78deg-51'33"W for a distance of 50.00 feet; thence S28deg-53'51"W for distance of 1342.99 feet to the POINT OF BEGINNING. Said parcel contains 9.9 acres, more or less. *RoR*

*Richard O. Ramer*

Inst # 1996-00841

01/10/1996-00841  
10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 363.50