

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) **SAVANNAH DEVELOPMENT, INC.**
(Address) **2086-A VALLEYDALE TERRACE**
BIRMINGHAM, AL 35244

WARRANTY DEED

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

That in consideration of ONE DOLLAR AND NO/100 ----- **DOLLARS**
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged or 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:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 12, Township 20 South,
Range 3 West, and being more particularly described as follows:

Commence at the SE Corner of the NW 1/4 of the SE 1/4 of Section 12, Township 20
South, Range 3 West; thence S 89deg-54'-56" W along the southerly boundary of said
1/4-1/4 section a distance of 290.02'; thence N 28deg-53'-51" E a distance of 1154.72' to
the **POINT OF BEGINNING**; thence continue along the last described course a distance
of 326.86' to the southeasterly right-of-way line of Ridge Drive (60' R.O.W.), said point
lying on a curve to the left having a radius of 165.98' and a central angle of 1deg-45'-28",
said curve being non-tangent to the last described course; thence along said right-of-way
line and the arc of said curve a distance of 5.09', said arc subtended by a chord which
bears N 58deg-59'-34" E a distance of 5.09', to the end of said arc; thence S 11deg-08'-
27" W and leaving said right-of-way line a distance of 347.83'; thence N 61deg-06'-09"
W a distance of 108.63' to the Point of Beginning. Said parcel contains 18,410 square
feet, more or less.

Inst # 1997-02638

01/27/1997-02638
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors
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 27
day of JAN, 1997.

(Seal) Richard O. Ramer (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY County } **General Acknowledgment**

I, TROY C. REEVER, a Notary Public in and for said County, in said State, hereby
certify that RICHARD O. RAMER, 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 27 day of JANUARY, 1997

My Commission Expires:

Troy C. Reever
Notary Public