

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Dewey H. Thornton
P.O. Box 94127
(Address) Birmingham, Alabama 35220

This instrument was prepared by
Mike T. Atchison, Attorney
(Name) P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-84
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Ninety-Five Thousand and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Samuel H. Ramsey, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Dewey H. Thornton

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

Shelby

SE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 2 East, Shelby County, Alabama.

Also conveyed is an easement for ingress and egress over the following
described property:

The North 30 feet of the East 100 feet of the NE 1/4 of NW 1/4 and the North 30 feet of the NW 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, lying West of Vick Drive.

Samuel H. Ramsey is the surviving grantee in that certain deed recorded in Deed Book 352, Page 683, in the Probate Office of Shelby County, Alabama; the other grantee, Lavonne Ramsey, having died on or about 1997.

\$70,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

04/14/1998-13232
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 33.50

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 hands(s) and seal(s), this 10th
day of April, 1998

(Seal)

Samuel H. Ramsey (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Samuel H. Ramsey
whose name 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. 10th day of April, A. D., 1998.

Given under my hand and official seal this 10th day of April, A. D., 1998.
[Signature]
Notary Public.

1998-13232