

SEND TAX NOTICE TO:
Kevin W. Ragsdale
(Name) Robin M. Ragsdale
239 Meadowood Lane
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-5 Rev. 5/92
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One Hundred Seventeen Thousand, Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James M. Thomas and wife Anita B. Thomas
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kevin W. Ragsdale and Robin M. Ragsdale
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 116,565.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-31506

08/14/1998-31506
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set OUR hand(s) and seal(s), this 30th day of July, 19 98.

WITNESS:

(Seal) James M. Thomas (Seal)

(Seal) Anita B. Thomas (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Thomas and wife Anita B. Thomas whose name 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 official seal this 30th day of July, A. D. 19 98

8/29/98

Notary Public

EXHIBIT "A"

A tract of land situated in NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama and run north 81 degrees 27 minutes west along the south line of said 1/4-1/4 section a distance of 409.85 feet to the point of beginning; thence continue along last described course 309.35 feet; thence north 4 degrees 28 minutes west a distance of 604.00 feet to the south right of way line of Meadowood Lane; thence south 87 degrees 31 minutes east along said road right of way line 200.0 feet to a point of curve; said curve having a central angle of 62 degrees 29 minutes and a radius of 60.0 feet; thence southerly along said curve an arc distance of 65.43 feet to point of tangent; thence south 11 degrees 03 minutes east for 593.93 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-31506

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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00