

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Dorothy D. Boyd, Trustee
21 Eden Circle
Birmingham, AL 35213

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, GARNET M. DERAMUS, an unmarried woman (hereafter referred to as the "Grantor"), in hand paid by DOROTHY D. BOYD, as Trustee of the Deramus Lake Property Trust, Dated April 21, 1999 (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee an undivided fifty percent (50%) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-A, according to Map of Lake Wehapa as recorded in Map Book 4, Page 62, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1999 ad valorem taxes, a lien due and payable October 1, 1999.
2. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

NOTE: The property herein conveyed does not constitute the homestead property of the Grantor.

NOTE: Grantor Garnet M. Deramus is the surviving grantee of that certain Warranty Deed recorded in Deed Book 231, Page 223 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee under said deed having died on or about July 13, 1970 (date of death).

NOTE: Grantor retains an undivided fifty percent (50%) interest in the above described real estate.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 21st day of April, 1999.

Garnet M. Deramus (SEAL)
Garnet M. Deramus

STATE OF ALABAMA)
)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Granet M. Deramus, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 21st day of April, 1999.

Reval Ramey
NOTARY PUBLIC
My Commission Expires: 1-7-200

This Instrument Prepared By:
Melinda M. Mathews, Esquire
SIROTE & PERMUTT, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727

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Inst # 1999-17791
04/28/1999-17791
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SHELBY COUNTY JUDGE OF PROBATE
002 116 101.00