

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
BRIAN A. RAMSEY
LISA M. RAMSEY
380 Lane Park Trail
Maylene, AL 35114

Inst # 1999-31123

STATE OF ALABAMA)
COUNTY OF SHELBY)

07/27/1999-31123
08:07 AM CERTIFIED

SHELBY COUNTY OFFICE OF THE CLERK Form D-204 (12/98)
001 CM 18.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED EIGHTY-EIGHT THOUSAND FOUR HUNDRED FIFTY AND 00/100 DOLLARS (\$188,450.00) to the undersigned grantor, KEITH MARTIN CONSTRUCTION CO., INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto BRIAN A. RAMSEY and LISA M. RAMSEY (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 535-A, according to a Resurvey of Lots 534-541, Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 24 page 78 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$179,028.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Keith D. Martin, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of July, 1999.

KEITH MARTIN CONSTRUCTION CO., INC.

By: 
Keith D. Martin
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Keith D. Martin, whose name as President of KEITH MARTIN CONSTRUCTION CO., INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15th day of July, 1999.


Notary Public

My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW