

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$117,500.00 to the undersigned Grantor, George S. Humphries, Unmarried, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto Joseph Ramsey, A Married Man, joined by his Wife, Tammy Ramsey (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated Shelby County, Alabama, to-wit:

See attached Exhibit A - Legal Description

Address of Property: 80 Humphries Circle
Vincent, AL 35178

Described property to become the homestead of Grantees.

"George S. Humphries is the surviving Grantee of that certain Warranty Deed recorded at Book 311, Page 375, and the surviving spouse of Margaret Humphries, who died on or about November 18, 1995."

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$117,440.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of October, 2000.

By: _____

Grantor

George S. Humphries
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George S. Humphries, Unmarried, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10 day of October, 2000.

Valerie A. England
Notary Public
Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Joseph Ramsey
Tammy L. Ramsey
80 Humphries Circle
Vincent, AL 35178

10/12/2000-35662
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNB 14.50

10/12/2000-35662 Inst # 2000-35662

EXHIBIT A

A tract of land located in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 19, Range 2 East, more particularly described as follows:

Commence at the Southeast corner of the said NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 500 feet to a point; thence run in a Westerly direction a distance of 173 feet to a point on a city street; thence run in a Southerly direction along the meandering of said street a distance of 403 street to a point; thence run East 46 feet; thence run South 133 feet to a point on the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East a distance of 258 feet to the point of beginning. Said property is bounded on the South by property of Houston Edwards & on the East by the Howe property.

LESS AND EXCEPT

A parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 19 south, Range 2 East, described as follows: Commence at the NE corner of said Section 22; thence run West along the North line of said Section 22 a distance of 3032.08 feet; thence turn left 90° 00' a distance of 1317.47 feet to the point of beginning; thence turn right 90° 50' a distance of 285.92 feet to the Easterly right of way of Highway #231; said point being a curve to the right having a central angle of 03° 24' 09" and a radius of 5696.60 feet; thence turn right 126° 58' 47" to the chord of said curve; thence run along the arc of said curve a distance of 338.29 feet to the P.T. of said curve; thence continue along the right of way of said highway a distance of 661.90 feet; thence turn right 142° 17' 40" a distance of 292.56 feet; thence turn right 103° 33' 08" a distance of 160.49 feet; thence turn left 91° 28' a distance of 276.28 feet; thence turn right 07° 39' 55" a distance of 128.56 feet; thence turn left 84° 30' 23" a distance of 45.42 feet; thence turn right 84° 25' 50" a distance of 131.68 feet; thence turn right 67° 21' 43" a distance of 57.30 feet to the point of beginning.

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