

THIS INSTRUMENT WAS PREPARED BY:

A. DOZIER WILLIAMS, Attorney at Law
15 Office Park Circle, Suite 100
Birmingham, Alabama, 35223
Phone: (205) 871-5050

SEND TAX NOTICE TO:

Richard O. Ramer
Mary Margaret Ramer
2528 Skyland Drive
Birmingham, Alabama 35243

WARRANTY DEED
(Jointly for life with rights of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF ONE HUNDRED AND 00/100---(\$100.00)---DOLLARS AND OTHER GOOD CONSIDERATION, to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Batchelor Enterprises, Inc. a corporation**, (herein referred to as grantor), does hereby grant, bargain, sell and convey unto **Richard O. Ramer and wife, Mary Margaret Ramer**, (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 06, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 06, Township 20 South, Range 2 West and run thence North 89 degrees 45 minutes 23 seconds East (assumed from survey) along the South line thereof for a measured distance of 1328.28 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 06; thence run North 01 degrees 53 minutes 41 seconds West along the East line thereof a measured distance of 1318.57 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 06; thence run North 90 degrees 00 minutes 00 seconds West along the North line thereof a measured distance of 480.18 feet to the Northeasternmost corner of the property recorded in Instrument #1995-11524; thence run South 16 degrees 46 minutes 36 seconds West along said property line a measured distance of 443.90 feet to a corner; thence run South 32 degrees 03 minutes 03 seconds West along last said property line a measured distance of 619.94 feet to a corner; thence run South 42 degrees 57 minutes 35 seconds West along last said property line a measured distance of 509.73 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.

Together with easement for ingress and egress retained in deed recorded in Instrument #1995-11524.

SUBJECT TO THE FOLLOWING:

1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
2. Ad Valorem Property Taxes for the year 2003, which are not due and payable until October 1, 2003.

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Batchelor Enterprises, Inc. to Ramer
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3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 261, Page 454; Deed Book 101, Page 508; Deed Book 240, Page 398 and Deed Book 113, Page 326.
4. Right of Way granted to Shelby County as recorded in Deed Book 261, Page 454, Deed Book 104, Page 76 and Deed Book 167, Page 404.
5. Terms and conditions, and rights of others in and to the easement for ingress and egress as shown on deed recorded in Instrument # 1995-11524.

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 the right of reversion.

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the Grantor has set its signature and seal on this the 13th day of November 2002.

BATCHELOR ENTERPRISES, INC.

BY: Mary Barnes Welch
MARY BARNES WELCH
Its: **PRESIDENT**

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Barnes Welch, President of Batchelor Enterprises, Inc., a corporation**, 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, she 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 13th day of November, 2002.

A. Dozier Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-29-03

(SEAL)