

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To:

20030219000104900 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
02/19/2003 13:56:00 FILED/CERTIFIED

STATE OF ALABAMA

County of SHELBY

Presents:

ROSALEA KRAMER & JOHN JOSEPH KRAMER

30 FULTON SPRINGS LANE

ALABASTER, ALABAMA 35007

That in consideration of **FIVE HUNDRED DOLLARS AND NO/100'S (\$500.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **ROSALEA KRAMER, A SINGLE WOMAN**

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROSALEA KRAMER AND JOHN JOSEPH KRAMER

(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"

Subject to Easements, Restrictions and rights of way of record.

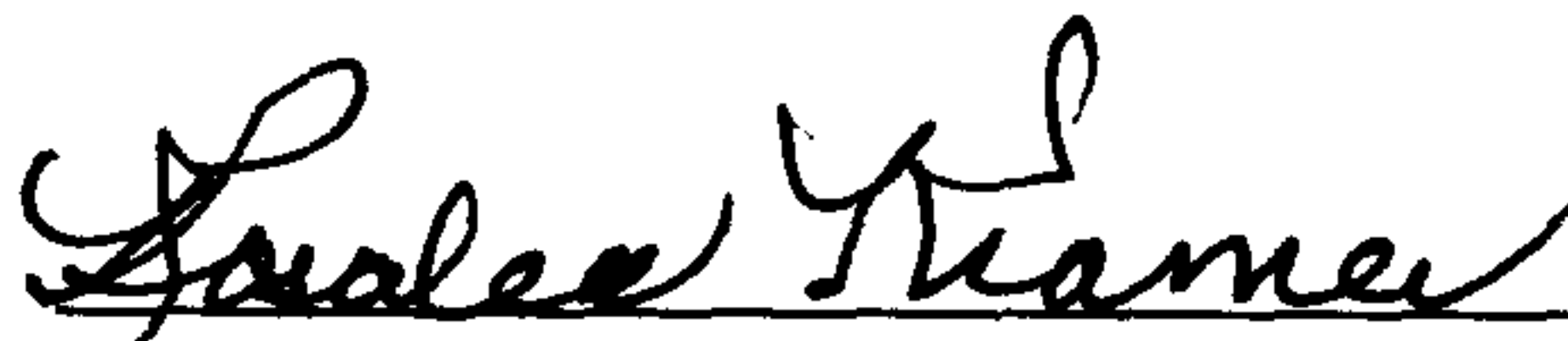
THE PURPOSE OF THIS DEED IS TO CREATE A SURVIVORSHIP DEED

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, I have hereunto set MY hand(s) and seal(s), this 5th day of February, 2002
WITNESS:

_____(Seal)



_____(Seal)

ROSALEA KRAMER

_____(Seal)

_____(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

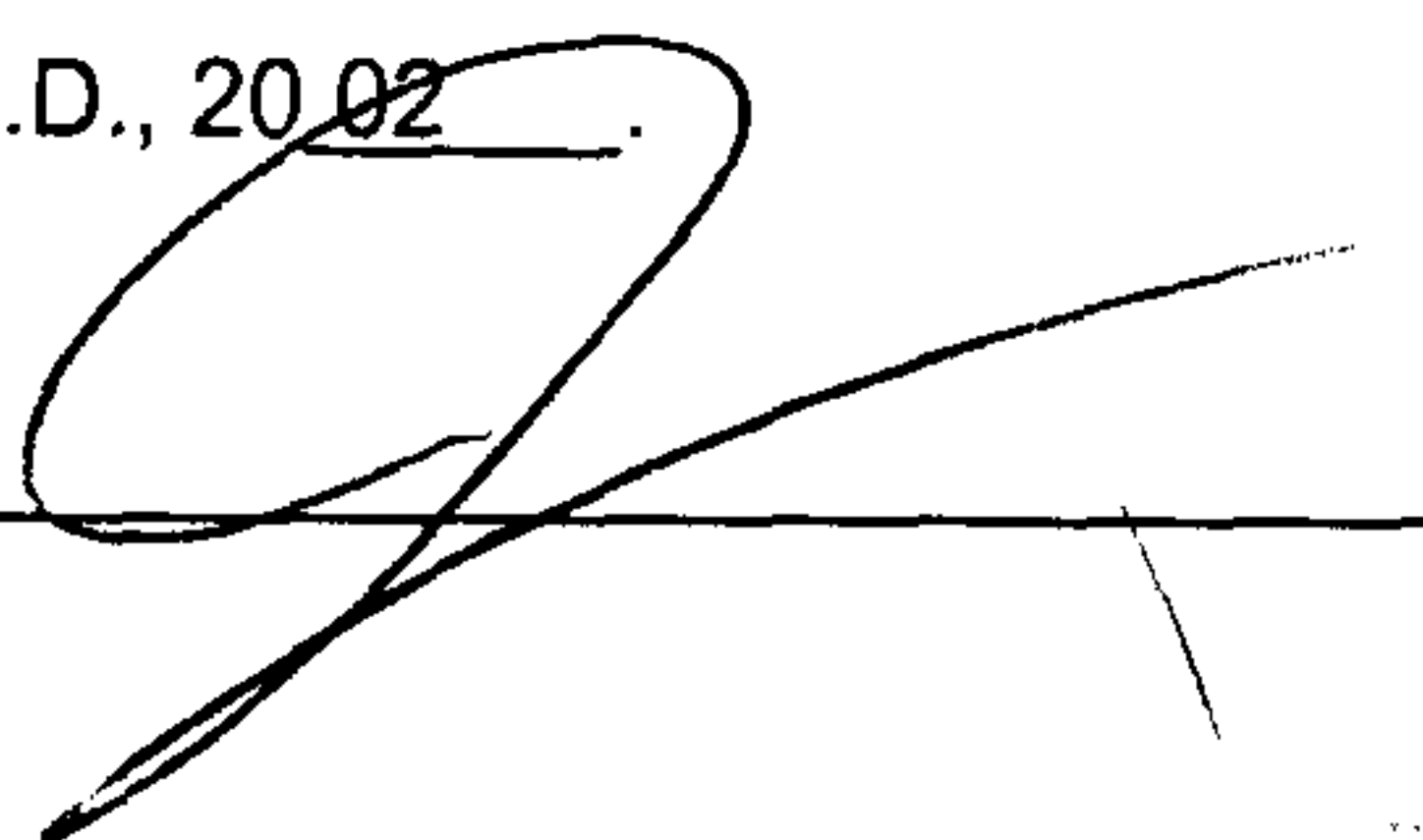
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **ROSALEA KRAMER, A SINGLE WOMAN** whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February A.D., 2002

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-07

59754



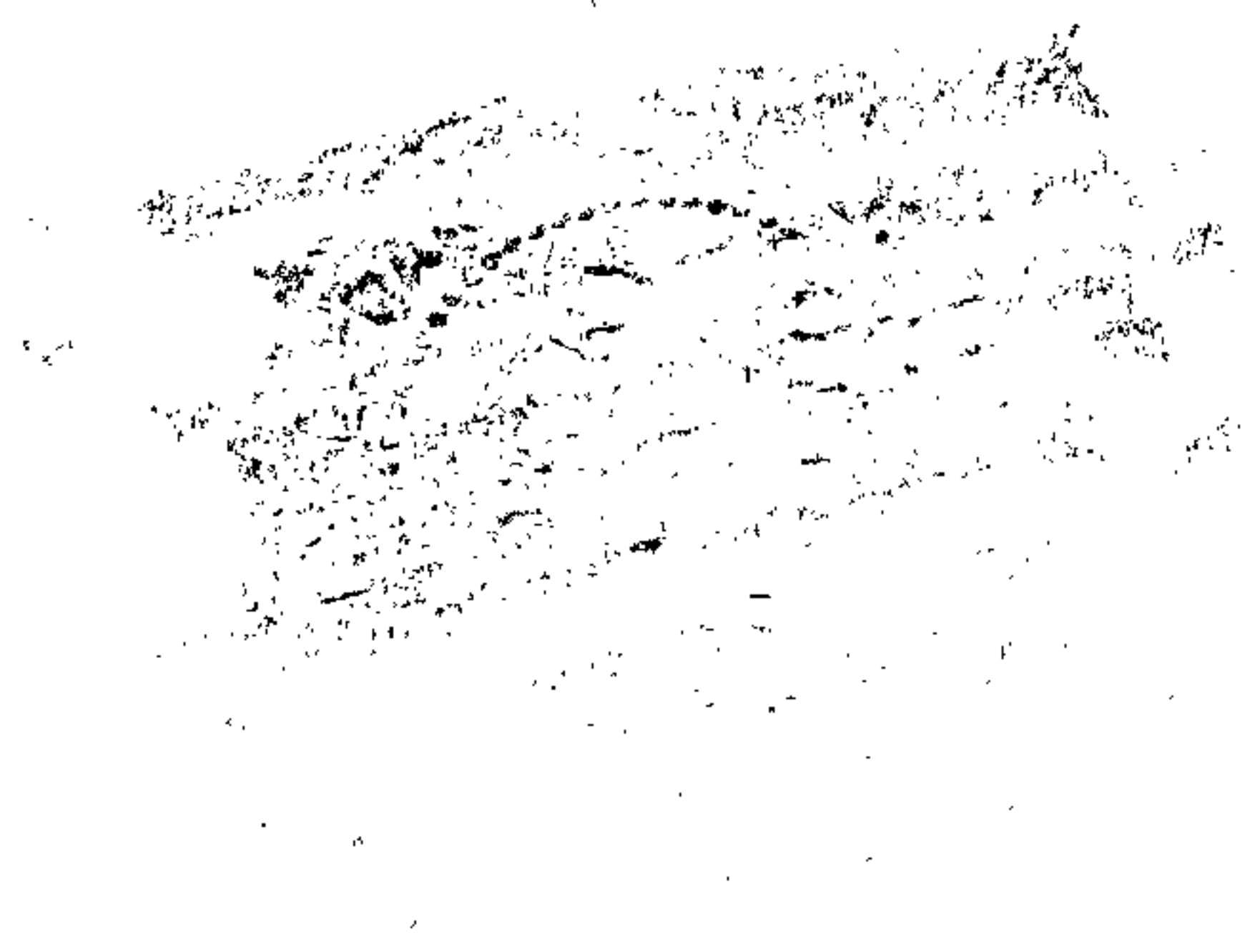


EXHIBIT "A"

A PARCEL OF LAND LYING IN THE NW 1/4; NE 1/4; SECTION 13; TOWNSHIP 21 SOUTH; RANGE 3 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NE CORNER OF THE SAID NW 1/4; NE 1/4; SECTION 13, TOWNSHIP 21 SOUTH; RANGE 3 WEST, RUN SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 178.18 FEET TO AN IRON MARKER ON THE NORTHWEST RIGHT OF WAY LINE OF THE ELLIOTTSVILLE-SAGINAW ROAD BY A STREAM AT THE NE END OF A STONE BRIDGE. THENCE TURN AN ANGLE OF 59 DEGREES 12 MINUTES TO THE LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 240.0 FEET TO AN IRON MARKER ON THE SE RIGHT OF WAY LINE OF THE SAID ELLIOTTSVILLE-SAGINAW ROAD, NEAR THE BANK OF A STREAM. THENCE TURN AN ANGLE OF 60 DEGREES 13 MINUTES TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 6402 FEET TO AN IRON MARKER, THE POINT OF BEGINNING. THENCE TURN AN ANGLE OF 44 DEGREES 16 MINUTES TO THE RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 90.1 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 8 DEGREES 14 MINUTES TO THE LEFT AND TURN SOUTHERLY A DISTANCE OF 181.1 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 72 DEGREES 01 MINUTES TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 76.1 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 107 DEGREES 34 MINUTES TO THE LEFT AND RUN NORTHEASTERLY, ALONG A PROPERTY LINE, A DISTANCE OF 240.0 FEET TO AN IRON MARKER BY A ROAD. THENCE TURN AN ANGLE OF 48 DEGREES 52 MINUTES TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 81.6 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LIES IN THE SAID NW 1/4 NE 1/4; SECTION 13, TOWNSHIP 21 SOUTH; RANGE 3 WEST. THERE ARE TO BE NO WELLS DRILLED OR DUG ON THE ABOVE DESCRIBED PROPERTY.

P.A.W.