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Shelby Cnty Judge of Probate, AL  
02/24/2003 11:10:00 FILED/CERTIFIED

SEND TAX NOTICE TO: CATHERINE H. AND BRETT L. LANCASTER  
6580 MILL CREEK CIRCLE  
BIRMINGHAM, ALABAMA 35243

**WARRANTY DEED**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA:  
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$181,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged by me, **NICOMEDES A. RAMOS, JR. and LEAH C. MUSCARA N/K/A LEAH RAMOS, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT BARGAIN, SELL and CONVEY unto **CATHERINE H. LANCASTER and BRETT L. LANCASTER**, (herein referred to as GRANTEE(S)) 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 the County of SHELBY, and State of Alabama, to-wit:

LOT 27, ACCORDING TO THE SURVEY OF THE FINAL PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the legal claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of February, 2003.

*Tanya C. Johnson*  
*Watts G. Kinkead*

*Nicomedes A. Ramos, Jr.*  
**NICOMEDES A. RAMOS, JR.**  
*Leah C. Muscara*  
**LEAH C. MUSCARA N/K/A LEAH RAMOS**

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that **NICOMEDES A. RAMOS, JR. and LEAH C. MUSCARA N/K/A LEAH RAMOS**, 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/they executed the

same voluntarily on the day the same bears date.

Given under my hand official seal this 21st day of February, 2003.

*Watts G. Kinkead*  
Notary Public  
My Commission Expires January 2, 2006

Prepared by:  
**CHRISTOPHER P. MOSELEY**  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243