



20031229000824930 Pg 1/3 34.00  
Shelby Cnty Judge of Probate, AL  
12/29/2003 10:08:00 FILED/CERTIFIED

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Robert Ranson and Beth A. Ranson  
219 Redwood Drive  
Alabaster, AL 35114

### **GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand and 00/100 Dollars (\$169,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, We, MICHAEL EDWARD MAYS and TAMMY RENAE CRARY MAYS, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto ROBERT RANSON and BETH A. RANSON, joint tenants with rights of survivorship, (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

One Hundred Fifty Two Thousand One Hundred 00/100 Dollars (\$152,100.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 22<sup>nd</sup> day of December, 2003.

Michael Edward Mays

MICHAEL EDWARD MAYS

Tammy Renae Crary Mays

TAMMY RENAE CRARY MAYS

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MICHAEL EDWARD MAYS and TAMMY RENAE CRARY MAYS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of December, 2003.

John A. Gant

NOTARY PUBLIC: JOHN A. GANT

My commission expires: 10/20/05

## EXHIBIT "A"

A parcel of land in the Southeast quarter of the Southeast quarter of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama described as follows:

Begin at the Northwest corner of Lot 30 of Woodland Hills, First Phase, Fifth Sector as recorded in Map Book 7, page 152, in the Office of the Judge of Probate of Shelby County, Alabama. Thence run Northeast along the extended East line of said Lot 30 a distance of 171.00 feet to point of beginning.

Thence continue last course 171.00 feet to the Northeast corner of Lot 13 of Woodland Hills Second Phase 1st Sector as recorded in Map Book 6, page 138 in the Office of the Judge of Probate of Shelby County, Alabama. Thence run Southerly along East line of said Lot 13 and Lot 14 thru 16 a distance of 504.05 feet to a point on the North right of way of Redwood Drive (60 foot right of way); thence turn left 86 degrees 51 minutes and 48 seconds and run Southeast along said right of way 15.11 feet to the point of a clockwise curve having a delta angle of 07 degrees 17 minutes 11 seconds and a radius of 902.11 feet. Thence run along arc of said curve 114.72 feet to the point of reverse curve; said counter clockwise having a delta angle of 03 degrees 26 minutes 18.5 seconds and a radius of 851.12 feet. Thence turn along arc of said curve 51.08 feet. Thence turn left 100 degrees 23 minutes 25 seconds from chord and run Northeast a distance of 483.58 feet to point of beginning.