

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR. *This form provided by* **SEND TAX NOTICE TO:**

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Diann Ramsey
(Address) 929 Hwy 441
Wilsonville al
35186

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,
St.ovo



20040202000053550 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/02/2004 14:07:00 FILED/CERTIFIED

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Samuel H. Ramsey and wife, Diann Ramsey

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Diann Ramsey

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East; thence run North 3 degrees 40 minutes 25 seconds West a distance of 1171.24 feet to the point of beginning; thence North 83 degrees 09 minutes 05 seconds East 622.36 feet to a rebar found; thence North 7 degrees 25 minutes 08 seconds West 705.63 feet (last call running along the West right of way of Shelby County #441); thence South 32 degrees 27 minutes 33 seconds West 456.20 feet to a rebar; thence North 86 degrees 26 minutes 33 seconds West a distance of 390.37 feet; thence run in a Southeasterly direction to the point of beginning.

This property is lying in the E 1/2 of NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

Grantor reserves an easement 60-feet in width along the South side of the above described property as access to remaining property of the grantor herein.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hand(s) and seal(s), this 27th day of January, 2004.

(Seal) Samuel H. Ramsey (Seal)
(Seal) Diann Ramsey (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Samuel H. Ramsey and Diann Ramsey

whose name s 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 was acknowledged.

Given under my hand and official seal this 27th day of January, A.D., 20 04.

MIKE T. ATCHISON
NOTARY PUBLIC
ALABAMA
MY COMMISSION EXPIRES
10-16-04

Mike T. Atchison
Notary Public.