


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

Send Tax Notice to:
Sue & Timothy Whitfield
P.O. Box 589
Wilsonville Ala 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20040302000105900 Pg 1/2 250.00
Shelby Cnty Judge of Probate, AL
03/02/2004 08:14:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND SIX HUNDRED TWENTY FIVE DOLLARS AND NO/00 (\$235,625.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sam Ramsey, and wife, Diann Ramsey (herein referred to as grantor)** bargain, sell and convey unto, **Sue Whitfield and Timothy Whitfield (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached for Legal Description.

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

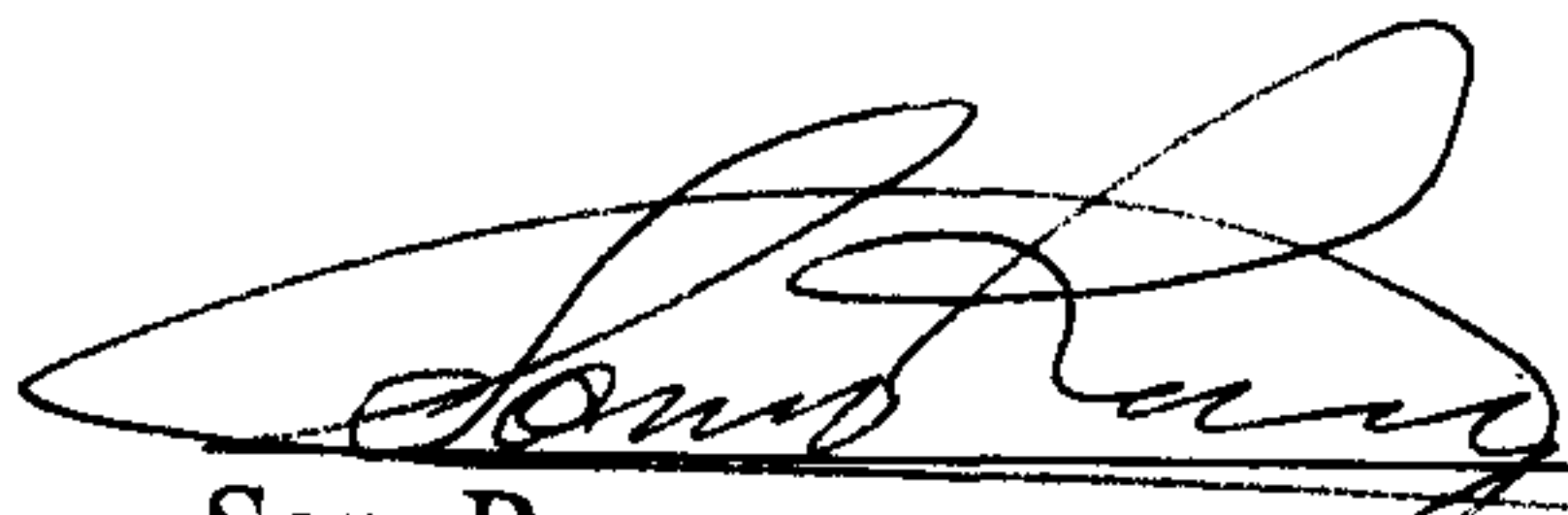
This property constitutes no part of the household of the grantor, or of his spouse.

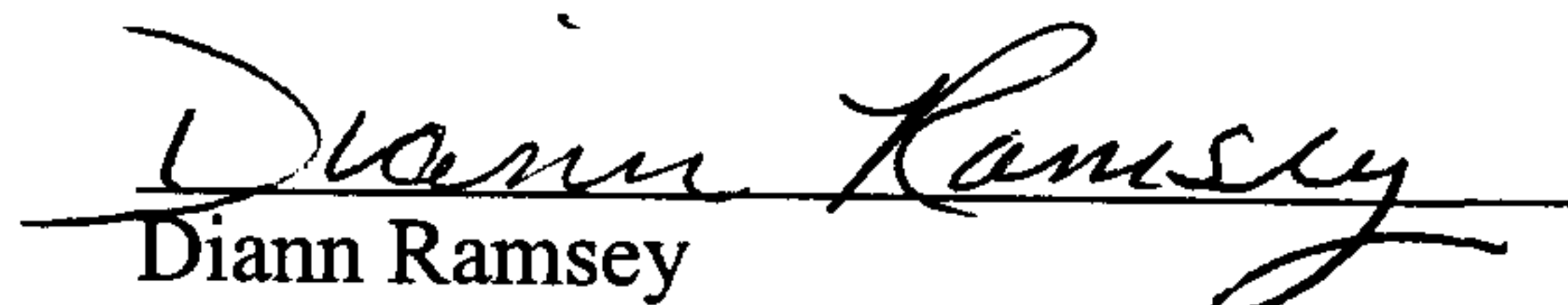
NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of February 2004.

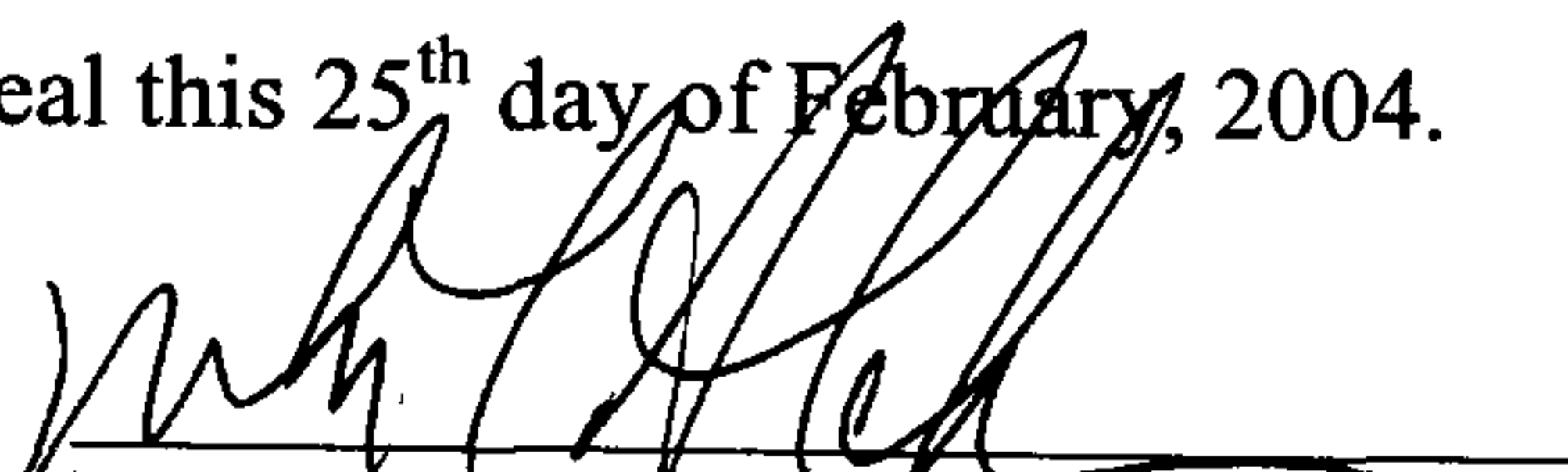

Sam Ramsey


Diann Ramsey

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Sam Ramsey and Diann Ramsey, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2004.


Notary Public

My commission expires: 10-16-04

SCHEDULE A CONTINUED
LEGAL DESCRIPTION

For a POINT OF BEGINNING, commence at a Open Top Pipe found and accepted as the Southeast corner of the NW 1/4-SW 1/4 of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama, proceed South 84 degrees 07 minutes 49 seconds West along an accepted meandering fence line for 1065.83 feet to a fence post; thence North 8 degrees 56 minutes 00 seconds West along an accepted meandering fence line for 1362.60 feet to a fence post; thence North 86 degrees 08 minutes 09 seconds East along an accepted meandering fence line for 1172.08 feet to a 1/2" rebar set by Billy R. Martin, Al. Reg. No. 10559; thence South 5 degrees 54 minutes 54 seconds East along an accepted meandering fence line for 95.70 feet to a 1/2" rebar set by Billy R. Martin, Al. Reg. No. 10559; thence North 85 degrees 25 minutes 21 seconds East along an accepted meandering fence line for 387.84 feet to a 1/2" rebar set by Billy R. Martin, Al. Reg. No. 10559; thence South 39 degrees 22 minutes 08 seconds East 701.25 feet to a point in the center of Four Mile Creek; thence proceed along the center of Four Mile Creek the following courses; thence South 81 degrees 36 minutes 19 seconds East, 167.54 feet; thence South 74 degrees 12 minutes 17 seconds East, 98.58 feet; thence South 81 degrees 03 minutes 50 seconds East, 94.07 feet; thence North 63 degrees 10 minutes 46 seconds East, 94.07 feet; thence North 56 degrees 19 minutes 14 seconds East 98.58 feet; thence North 39 degrees 52 minutes 04 seconds East, 118.97 feet; thence North 53 degrees 45 minutes 24 seconds East, 100.62 feet; thence leaving the center of said Four Mile Creek, proceed South 7 degrees 18 minutes 12 seconds East, 812.76 feet to a 1/2" rebar set on a fence by Billy R. Martin, Al. Reg. No. 10559; thence South 87 degrees 06 minutes 31 seconds West along an accepted meandering fence line for 195.41 feet to a 1/2" rebar found and established by Thomas E. Simmons, Al. Reg. No. 12945; thence South 86 degrees 43 minutes 42 seconds West along an accepted meandering fence line for 1326.11 feet, back to the POINT OF BEGINNING.

According to the survey of Billy R. Martin, Al. Reg. No. 10599, dated December 17, 20903.

The above described parcel of land is located in the North one-half of the South one-half of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

ALSO, an easement, being 50 feet in width and being more particularly described as follows: From a Open Top Pipe accepted as the Southwest corner of the NE 1/4-SW 1/4 of Section 30, Township 20 South, Range 2 East, Talladega County, Alabama and proceed North 86 degrees 43 minutes 42 seconds East along the South boundary of said NE 1/4-SW 1/4 for 1326.11 feet to a 1/2" rebar found; thence North 87 degrees 06 minutes 31 seconds East 195.41 feet to a 1/2" rebar set by Billy R. Martin, Al. Reg. No. 10559, said point being on the South boundary of herein described easement and the POINT OF BEGINNING; thence from said POINT OF BEGINNING, proceed North 7 degrees 12 minutes 09 seconds West, 50.11 feet to a point on the North boundary of said easement; thence proceed along the North boundary of said easement the following courses; thence North 86 degrees 38 minutes 40 seconds East, 1476.02 feet to a point; thence South 52 degrees 00 minutes 00 seconds East 267.62 feet to point of intersection with the North boundary of Herein described easement and the westerly right of way of Shelby County Highway 441; thence South 7 degrees 24 minutes 41 seconds West along the westerly right of way of said Highway 441 for 58.08 feet to a point of intersection with the westerly right of way of said Highway 441 and the South boundary of herein described 50 foot easement; thence leaving said highway right of way proceed North 52 degrees 00 minutes 00 seconds West along the South boundary of said easement for 277.69 feet to a point; thence South 86 degrees 39 minutes 38 seconds West along the South boundary of said easement for 1454.25 feet, back to the POINT OF BEGINNING of herein described easement.

According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated February 18, 2003.