


THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

✓ SEND TAX NOTICE TO:
Mr. & Mrs Bennie E. Ramey
23461 Highway 145
Columbiana, AL 35051


20040721000403900 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
07/21/2004 08:44:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

5,000.00

That in consideration of **Love and Affection and One Dollar (\$1.00) and other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Bennie E. Ramey, Jr. and wife, Karen Ramey**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Bennie E. Ramey and wife, Ruby Ramey** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the SW 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, lying Northwest of State Highway leading from Wilsonville, in a Southerly direction toward Shelby, Alabama, which said Highway is known as Alabama Highway No. 145. Situated in Shelby County, Alabama.

SUBJECT TO:

- (1) Title to all oil, gas, and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, and not owned by the grantors.
- (2) Municipal improvements, assessments, and fire district dues against subject property, if any.
- (3) Right of way granted to Alabama Power Company as shown in Deed Book 143, page 348.
- (4) Ad valorem taxes for the year 2004 are a lien, but neither due nor payable until October 1, 2004.
- (5) Any part of subject property lying within the right of way of any public road.

Bennie E. Ramey, Jr. is one and the same person as Benny E. Ramey, Jr., as forth in Instrument No. 1994-30384, recorded in the Probate Office of Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 20 day of July, 2004.

Bennie E. Ramey, Jr. (SEAL)
Bennie E. Ramey, Jr.

Karen Ramey (SEAL)
Karen Ramey

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bennie E. Ramey, Jr. and wife, Karen Ramey**, 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 20th day of July, 2004.

Lannie Brasher (SEAL)
Notary Public