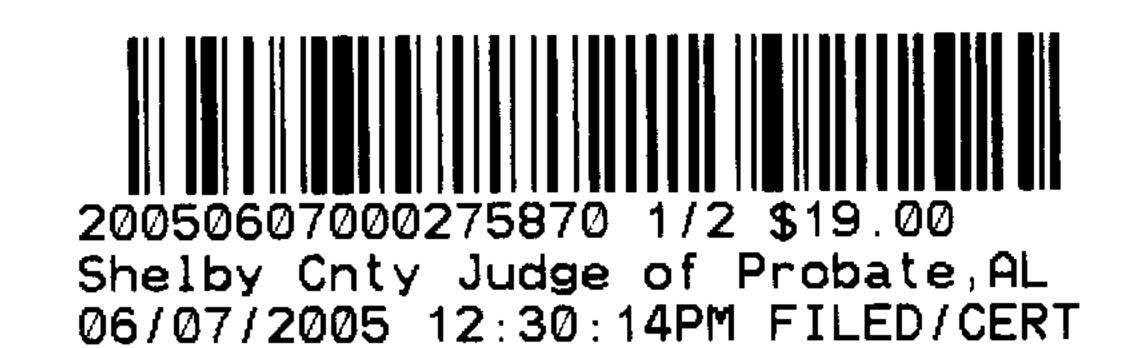
# THIS DEED PREPARED WITHOUT BENEFIT OF TITLE

Send Tax Notice To:
STACY E OSBORN



This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

### WARRANTY DEED

STATE OF ALABAMA)

#### KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of FIVE THOUSAND and NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

# RAMONA GAY OSBORN, A WIDOWED WOMAN

grant, bargain, sell and convey unto,

## STACY E. OSBORN

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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, 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 day of June, 2005

RAMONA GAY OSBORN

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, <u>Cathy Ingiam</u>, a Notary Public in and for said County, in said State, hereby certify that

RAMONA GAY OSBORN

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.

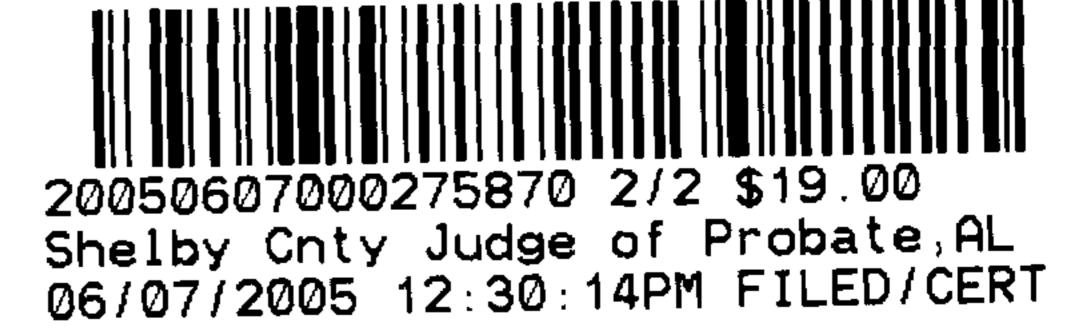
Given under my hand and official seal this 2 day of June, 2005.

My Commission Expires: MY COMMISSION EXPIRES JULY 25, 2005

Notary Public

Shelby County, AL 06/07/2005 State of Alabama

Deed Tax:\$5.00



# Exhibit "A" Legal Description

Commence at the southeast corner of the northwest quarter of the southwest quarter of Section 19, Township 19 south, Range 1 east, Shelby County, Alabama and run thence North 02 degrees 29 minutes 00 seconds along the east line of said quarter-quarter a distance of 985.00' to a found steel corner and the point of beginning of the property being described; Thence continue last described course a distance of 210.00' to a set rebar corner; Thence run North 90 degrees 00 minutes 00 seconds West a distance of 415.00' to a set rebar corner; Thence run South 02 degrees 29 minutes 00 seconds West a distance of 210.00' to a found steel corner; Thence run North 90 degrees 00 minutes 00 seconds East a distance of 415.00' to the point of beginning, containing 2.0 acres and subject to any and all agreements, easements, rights of way, restrictions, limitations and omissions of probated record as recorded in the probate records court, and / or any applicable law.