20060615000286150 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 06/15/2006 01:24:13PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: Robert G. Sproul, Jr. and Henry A. Drake P. O. Box 361321 Birmingham, Alabama 35236

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty-Four Thousand Eight this day in hand paid to the undersigned George A. Ramey and wife, Linda C. Ramey, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Robert G. Sproul, Jr. and Henry A. Drake, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A lot situated in the Northwest I/4 of Southwest I/4 of Northeast I/4, Section 7, Township 19, Range 1 West, more particularly described as follows: Commencing at the Northeast corner of said Northwest I/4 of Southwest I/4 of Northeast I/4 and run thence Southerly along the East line of said Northwest I/4 of Southwest I/4 of Northeast I/4 210 feet; thence turn an angle of 90 degrees to the right and run thence Westerly and parallel with the North boundary of said Northwest I/4 of Southwest I/4 of Northeast I/4 210 feet; thence turn an angle of 90 degrees to the right and run thence Northerly parallel with the East boundary of said Northwest I/4 of Southwest I/4 of Northeast I/4 210 feet to the North boundary of said Northwest I/4 of Southwest I/4 of Northeast I/4; thence run Easterly along the North boundary of said Northwest I/4 of Southwest I/4 of Northeast I/4 210 feet to the point of beginning, Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24th day of May, 2006.

George A. Ramey

Linda C. Ramey

STATE OF ALABAMA

COUNTY OF JEFFERSON

** \$64,800.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH **

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George A. Ramey and wife, Linda C. 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

Recitation Roll