

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

Send Tax Notice To:
George A. Ramey and Linda C. Ramey
5114 Dunnivant Valley Lane
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Thousand and 00/100 (\$6,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Diana W. White, an unmarried woman, and Lyndell White, II, a married man**, (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, **George A. Ramey and Linda C. Ramey**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

Property conveyed herein does not constitute the homestead of Grantor Lyndell White, II or that of his spouse.

Diana W. White is one and the same person as Frances Diana White.

Preparer of this instrument makes no representations as to the status of the title of the property conveyed herein.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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 GRANTOR has hereunto set her hand and seal this the **24th** day of **June**, 2011.

Diana W. White
Diana W. White

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Diana W. White, an unmarried woman**, 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 Instrument she executed the same voluntarily on the day the same bears date.

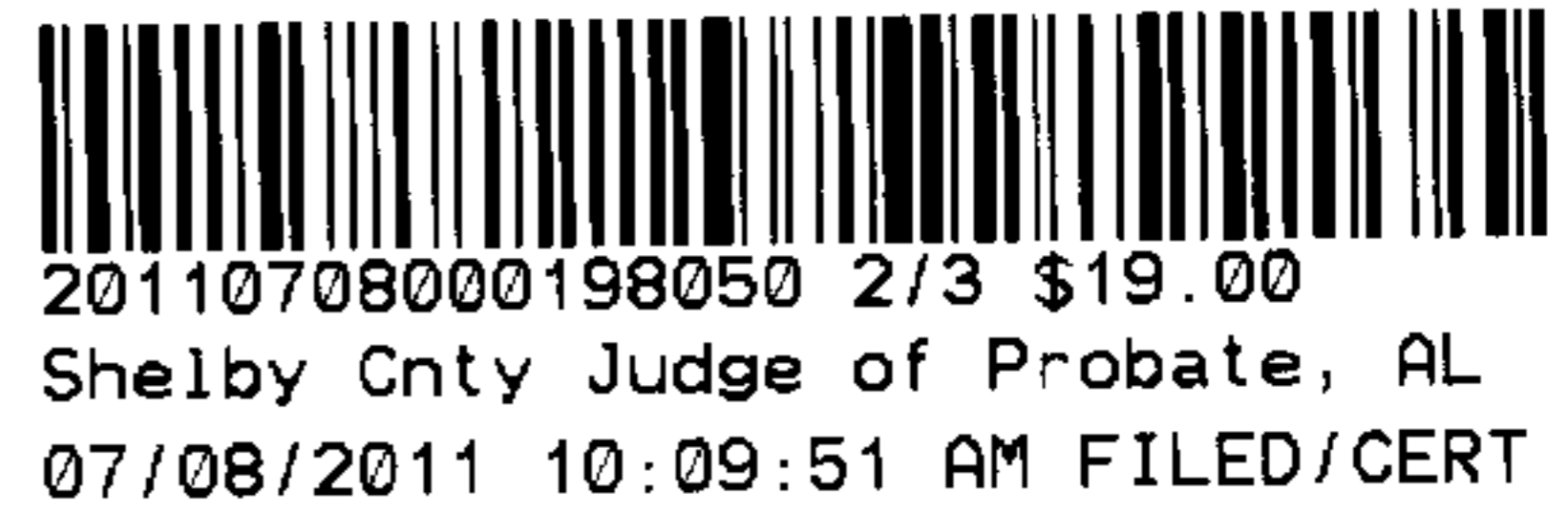
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **24th** day of **June**, 2011.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 6/5/2015

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **24th** day of **June**, **2011**.

Lyndell White, II



STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lyndell White, II, a married man, 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 Instrument he 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 June, 2011.

NOTARY PUBLIC
My Commission Expires: 4/17/13

Exhibit "A"
Legal Description

A tract in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, described as follows: Begin at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 642.21 feet to the center of a county gravel road, known as the Dunnivant Road, thence turn an angle of 118 degrees 23 minutes to the right and run a distance of 118.79 feet, thence turn an angle of 12 degrees 05 minutes to the right and run a distance of 324.13 feet, thence turn an angle of 18 degrees 03 minutes to the left and run a distance of 169.75 feet, thence turn an angle of 76 degrees 28 minutes to the right and run a distance of 630.00 feet, thence turn an angle of 48 degrees 00 minutes to the right and run a distance of 490.52 feet to the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence turn an angle of 123 degrees 07 minutes to the right, and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 579.79 feet to the point of beginning. Situated in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West. Shelby County, Alabama. Mineral and mining rights excepted.

LESS AND EXCEPT:

A parcel of land conveyed to Marcus A. Dobbs and wife, Loddie W. Dobbs as reflected in that certain deed recorded in Instrument No. 20030502000000000 more particularly described as follows:

A parcel of land situated in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, T-19-S. R-1-W, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 642.21 feet to the center line of a country gravel road, known as the Dunnivant Road; thence turn an angle to the right of 118 degrees 23 minutes and run in a Northeasterly direction along said center line of said for a distance of 118.79 feet; thence turn an angle of 12 degrees 05 minutes to the right and continue along center line of said road in a Northeasterly direction for a distance of 324.13 feet to the point of beginning; thence turn an angle of 18 degrees 03 minutes to the left and continue along center line of said road in a Northeasterly direction for a distance of 169.75 feet; thence turn an angle of 76 degrees 28 minutes to the right and run in a Southeasterly direction for a distance of 630.00 feet; thence turn an angle of 48 degrees 00 minutes to the right and run in a Southeasterly direction for a distance of 490.52 feet to a point on the South line of the NW $\frac{1}{4}$; thence turn an angle of 143 degrees 17 minutes 44 seconds to the right and run in a Northwesterly direction for a distance of 1017.47 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land conveyed to George A. Ramey and wife, Linda C. Ramey as reflected in that certain deed recorded in Instrument No. 20060522000241290 more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of the northwest quarter of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and run thence North 00 degrees 00 minutes 00 seconds West along the South line of said quarter-quarter a distance of 270.59 feet to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 371.62 feet to a found P.K. nail corner in the center of the Old Dunnivant Valley Road; thence run N 28 degrees 23 minutes 00 seconds E along centerline of said road a distance of 118.79 feet to a found P.K. nail corner; thence run N 40 degrees 28 minutes 00 seconds E along centerline of said road 324.13 feet to a set P.K. nail corner; thence run S 69 degrees 48 minutes 44 seconds E along an existing chert surfaced road a distance of 371.29 feet to the point of beginning, containing 2.84 acres.