

This form furnished by: **Cahaba Title, Inc.** 988-5600

500.00

TITLE NOT EXAMINED

290

This instrument was prepared by:
(Name) Watson & Johnson
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Joe and Ernest Joseph
(Address) 3164 Starlake Drive
Birmingham, Alabama 35226

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Kenneth Ray, a single man, and
Judy Ray, a single woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Joe J. Joseph and Ernest A. Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Furman No. 64 Siluria Mills No. 159, being more particularly described as follows: Commence at the intersection of the North right of way line of 3rd Avenue East and the West right of way line of Allon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way of 3rd Avenue East for 102.44 feet to the point of beginning; thence 90 deg. 11 min. 30 sec. right and run Northeasterly for 123.12 feet; thence 47 deg. 21 min. 04 sec. left and run Northwesterly for 123.43 feet; thence 132 deg. 51 min. 53 sec. left and run Southwesterly for 207.05 feet to a point on the North right of way of 3rd Avenue East; thence 89 deg. 58 min. 33 sec. left and run Southeasterly along said right of way line of 3rd Avenue East for 90 feet to the point of beginning; situated in Shelby County, Alabama.

BOOK 154 PAGE 56

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

This deed is given in lieu of foreclosure of that certain mortgage recorded in Real Volume 14, Page 214, Shelby County Probate Office, wherein Joe J. Joseph and Ernest A. Joseph were mortgagees, in amount of \$32,000.00.

By this conveyance, Kenneth Ray and Judy Ray waive any and all rights of redemption concerning said real estate as they might be entitled to by the Laws of the State of Alabama.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of September 19 87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1987 OCT -6 AM 9:43

Thomas P. Swain, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Kenneth Ray
(Kenneth Ray)
Judy Ray
(Judy Ray)

(Seal)

(Seal)

(Seal)

- 1. Deed Tax \$ 50
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

TOTAL 4.00
a Notary Public in and for said County,

STATE OF ALABAMA
Shelby

County }

General Acknowledgment

I, the undersigned authority, in said State, hereby certify that Kenneth Ray, a single man, and Judy Ray, a single woman,

whose name(s) 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 30th day of September 19 87

James F. Lister