

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
RICHARD T. RAY
8085 HWY 26
COLUMBIANA, AL.
35051

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$99,382.00 **One Hundred Seventy Five Thousand Six Hundred Eight and 00/100 the amount of which can be verified in the Sales Contract between the parties hereto**, and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, **AR Properties, LLC mailing address is 2909 CR 1005, Jemison, Al. 35085 (herein referred to as Grantor, whether one or more)** does hereby grant, bargain, sell and convey unto Richard T. Ray and Tammy L. Ray (**herein referred to as Grantees**) whose mailing address is 8085 HWY 26 COLUMBIANA, AL 35051 for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate (the Property), situated in Shelby County, Alabama, to-wit:

The Property is a portion of Parcel No. 21-5-21-0-000-006.001 Shelby County, Alabama and is more particularly described as Lot 1A according to the Resurvey of Lots 1 & 2 of Silver Oaks as recorded in Map Book 54, Page 49 in the Probate Office of Shelby County, Alabama.

THERE IS NO ADDRESSES FOR THIS PROPERTY

SUBJECT TO: (1) Taxes due in the year 2021 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Blackmon cemetery as referred to in Real 356 Page 774 (5) The fact that the Property may be subject to a current use assessment.

The Property shall only be used for residential or agricultural purposes.

Grantor represents and warrants that there are no fire dues owing against the Property.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien,

encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the 11 day of JUNE, 2021.

AR Properties, LLC

By: Randall H. Goggans
Randall H. Goggans, authorized member

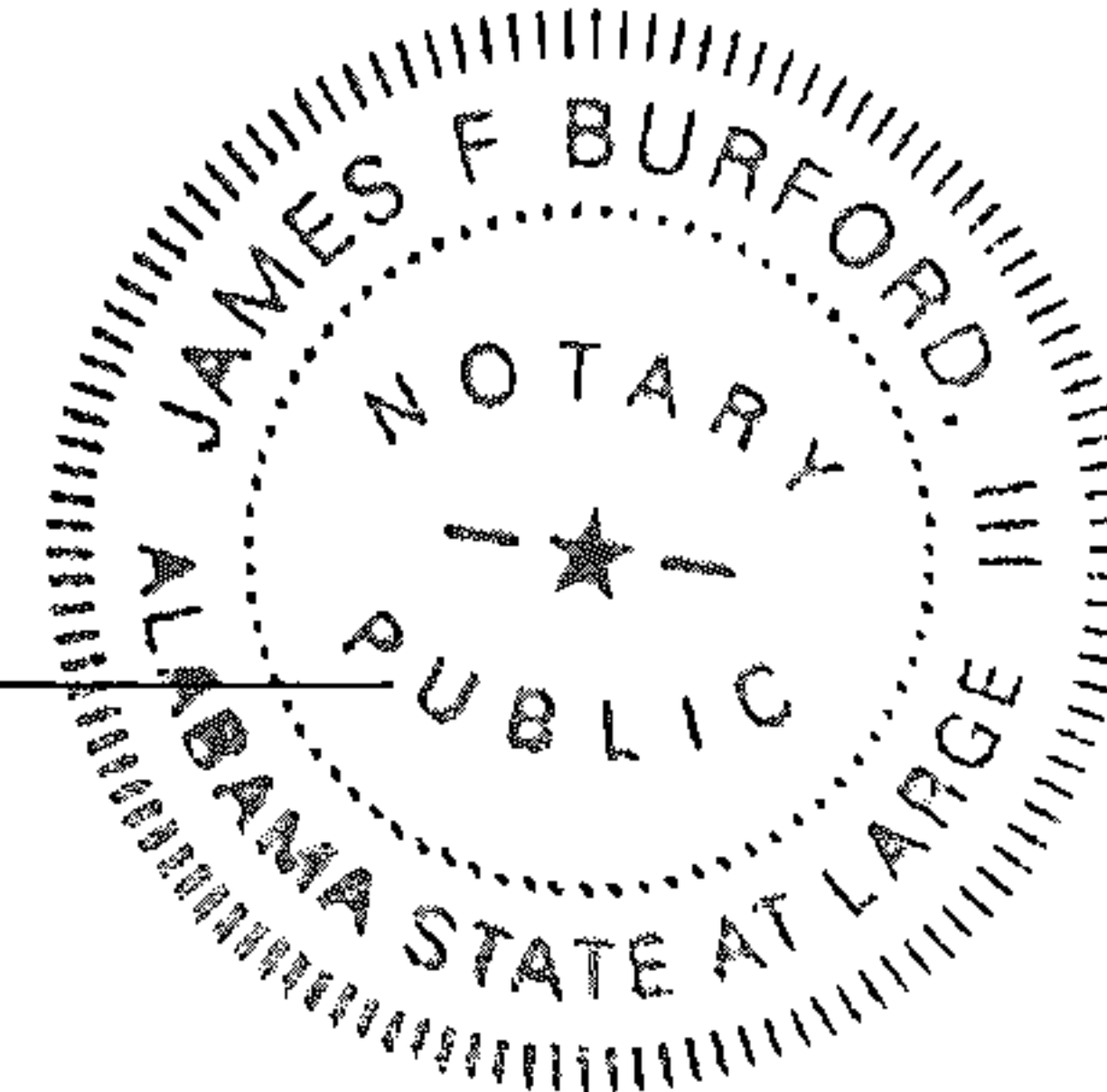
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as authorized member of AR Properties, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 11 day of JUNE, 2021.

[Signature]
Notary Public

My Commission expires: 3.1.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2021 11:36:11 AM
\$124.50 CHERRY
20210614000288690

Allie S. Bayl