

This instrument was prepared by

(Name).....

(Address).....

Form 1-15 Rev. 1-66  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other valuable consideration ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
C. T. WALTERS and wife GLADYS H. WALTERS

(herein referred to as grantors) do grant, bargain, sell and convey unto  
JAMES L. RAY JR. and wife VIVIAN W. RAY

(herein referred to as GRANTEES) 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 situated in SHELBY County, Alabama to-wit:

Commence at the Northwest Corner of Section 23, Township 21 South, Range 1 East (being marked by an iron rod in the north edge of the Mardis Ferry road); thence N 87°23'E along the approximate center of the Mardis Ferry road, a distance of 1623.90 feet to a point of intersection with the centerline of State Highway Project F-412(6) at Station 615+26.3; thence continue N 87°23'E along the said approximate center of the Mardis Ferry road, a distance of 356.10 feet to a point; thence turn an angle of 87°25' to the right and proceed S 5°12' E, a distance of 22.00 feet to the point of beginning of the property herein conveyed (being the northwest corner of property previously sold to James L. Ray Jr.); thence turn an angle of 19°38' to the left and run S 24°50'E along the west property line of the property previously sold to James L. Ray Jr., a distance of 575.65 feet to a point (being the southeast corner of the said previously conveyed # (see below) tract to James L. Ray Jr.); thence turn an angle of 104°51' to the right and proceed S 80°01'W, a distance of 437.40 feet to a point; thence turn an angle of 111°53' to the right and proceed N 11°54'E, a distance of 70.49 feet to a point; thence turn an angle of 0°20' to the left and proceed N 11°34'E parallel to the east right of way line of the said State Hwy. Project F-412(6), a distance of 34.51 feet to a point; thence turn an angle of 111°33' to the left and proceed S 80°01'W, a distance of 200.00 feet to a point on the east right of way line of the said State Highway Project F-412(6) (being Station 609+09.11 of said Project); thence turn an angle of 111°33' to the right and proceed N 11°34'E along the east right of way line of the said Project S-412(6), a distance of 535.47 feet to a point on the south margin of the Mardis Ferry road; thence turn an angle of 76°11' to the right and proceed N 87°45'E along the south margin of the Mardis Ferry road, a distance of 255.28 feet, more or less, to the point of beginning. Said property is lying in the NE 1/4 of NW 1/4, Sect. 23, T 21S, R 1E and contains 5.54 acres, more or less. It is the further intent of this conveyance to convey to the Grantees

any right we may have to the old Mardis Ferry road lying immediately north of the above described land or any small strip that may lie between the above description and the south margin of the said Mardis Ferry road. Also it is our intent to convey this land to the Grantees up to the East Right of Way line of the Proposed State Highway known as Project F-412(6).

The Grantors reserve to the right to cultivate the said property until the fall harvest of this 1967 at which time the Grantees will take full possession.

\* This point is offset 4.95 feet S24°50'E along the property line

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11 day of APRIL, 1967.

WITNESS:  
STATE OF ALABAMA, SHELBY CO. (Seal)  
COUNTY CLERK (Seal)  
JUDGE OF PROBATE (Seal)  
C. T. Walters (Seal)  
Gladys H. Walters (Seal)

General Acknowledgment  
I, J. B. Cooper, Notary Public in and for said County, in said State, hereby certify that C. T. Walters & wife Gladys H. Walters 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 11th day of April, A. D., 1967.  
J. B. Cooper  
Notary Public.