

This instrument was prepared by

3688

(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 Two thousand (\$ 2000.00) dollars ----- 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:

Commencing at the Northwest Corner of Section 23, Township 21 South, Range 1 East (being marked by an iron rod); thence N 87°23'E along the Mardis Ferry County Road, a distance of 1980.00 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 a point (this point is offset 4.95 feet S 24°50'E along the west property line of land previously sold to James L. Ray Jr.); thence turn an angle of 19°38' to the left and proceed S 24°50'E along the said west property line, a distance of 575.65 feet to the point of beginning of the tract or parcel of land herein conveyed and being the southwest corner of the land previously sold to James L. Ray Jr.; thence continue S 24°50'E along an extension of the said west property line of James L. Ray Jr., a distance of 145.28 feet to a point on the north right of way line of a street; thence northeasterly along the said right of way line of the street along a 96°28' curve to the right, a distance of 85.0 feet, more or less, to the end of the curve (P.T.) at Station 10+30.1 as shown on the plat or map; thence turn an angle of 90°00' to the right, a distance of 5.00 feet to a point; thence turn an angle of 90°00' to the left and proceed along the north right of way line of the said street N 80°61' E 105.00 feet from and parallel to the south property line of the said property previously sold to James L. Ray Jr., a distance of 885.10 feet, more or less, to a point lying on the 397 contour as established by the Alabama Power Company; thence turn an angle of 156°45' to the left, a distance of 266.00 feet to a point (being the southeast corner of the said previously sold property to James L. Ray Jr. also lying on the 397 contour; thence turn an angle of 23°15' to the left and proceed S 80°01'W along the south boundary of the property previously sold to James L. Ray Jr., a distance of 753.76 feet to the point of beginning.

Said parcel of land is lying in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  and NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 23, T 21 S, R 1 E and consists of a strip of land 105.00 feet in width lying at a right angle to and parallel to the south boundary of the property previously sold to James L. Ray Jr. and also includes a small triangular corner in the southwest corner next to the street.

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 4 day of May

STATE OF ALA., SHELBY CO.,

CERTIFY THIS INSTRUMENT

WAS FILED ON 10:30

WITNESS:

5/9 1962

RECORDED & \$ MTC TAX (Seal)

\$ 2.00 DEED TAX + L.A. (Seal)  
PD. ON THIS INSTRUMENT

(Seal)

Commodore H. Fowler

STATE OF ALABAMA

JUDGE OF PROBATE

Jefferson COUNTY

I, Edith G. Robins, a Notary Public in and for said County, in said State, hereby certify that C. T. Walters and Gladys H. Walters

whose name, and 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 are executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4 day of May A. D. 1962

Edith G. Robins  
Notary Public.

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