

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand Dollars and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEE 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 Vivian W. Ray (herein referred to as GRANTEE) 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:

All of our land lying east and southeast of the southeast right-of-way line of the proposed Alabama Highway Project No. F-412 (6) bounded on the northwest by the said southeast right-of-way line of proposed project F-412 (6), on the south by the south boundaries of the NE₁ and the NE₁, Section 23, Township 21 South, Range 1 East; on the east and south by the 397' contour elevation of Lake Lay (flood easement 401' elevation) as staked by the Alabama Power Company and on the east and north by the present west and south boundaries of property now owned by James L. Ray, Jr. and wife, Vivian W. Ray, with the following specific exceptions therefrom:

- a. Walter's Cove, First Sector subdivision as shown by map recorded in Map Book 5 page 22 in the Probate Office of Shelby County, Alabama.
- b. Rights-of-way dedicated as Ray Drive and Walters Drive as recorded in Map Book 5 page 22 in the Probate Office of Shelby County, Alabama.
- c. That parcel of land lying east of a newly built causeway and lying partly in the NE₁ of SE₁, Section 23 and in the NE₁ of SE₁, Section 24, all in Township 21 South, Range 1 East, as recorded in Deed Book 121 page 13 and in Deed Book 194 page 371 and in Deed Book 238 page 300; all in Probate Office of Shelby County, Alabama.
- d. That parcel of land remaining on an island (created by the present 397' elevation contour) and bounded on the east by the east boundary of the NW₁ of NE₁, Section 23, Township 21 South, Range 1 East (an established fence exists), on the south, west and north by the said 397' elevation contour as staked by the Alabama Power Company.

A concrete launching ramp (22' x 34') along with a parcel of land measuring 110.0 feet in length parallel to and 30.0 feet from Lot 2 Walter's Cove, First Sector, and 102.0 feet in width at narrowest place parallel to the north boundary of Walter's Drive to point of intersection with 397' elevation contour is hereby dedicated and reserved for the use of Walter's Cove property owners and subsequent owners of the herein conveyed property. The grantees herein shall have full control over the proper use of said launching ramp. It is understood that this launching ramp area being conveyed shall be shown on the plat of Walter's Cove, Second Sector.

All of the land herein conveyed is lying in the NE₁ and the NE₁ of Section 23, Township 21 South, Range 1 East and contains 53 acres, more or less, including the old county road. The grantors convey to the grantees any right which we may have to the said old County Road.

It is the full intent of the grantors to convey to the grantees all of our remaining land lying east of the east right-of-way line of the said proposed Alabama Highway Project No. F 412(6) (Chilton County-Wilsonville State Highway 145) with the specific exceptions noted heretofore above.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this the 13th day of August, 1963.

C. T. Walters (SEAL)
C. T. Walters

Gladys H. Walters (SEAL)
Gladys H. Walters

State of Alabama
Shelby County

I, Martha B. Joiner, a Notary Public in and for the State of Alabama at Large, hereby certify that C. T. Walters and 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 13th day of August, 1963.

Martha B. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1963 AUG 14 AM 11:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Candy M. B. Jones
JONES OF PRIVATE

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