

This instrument was prepared by

3177

ap. 650<sup>00</sup>

(Name).....

(Address).....

Form 1-1-5 Rev. 1-56

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 Thirteen Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nellie Cunningham, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Edgar Ray and Kay Murdock 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:

Lots 27 and 28 according to Central Hills Subdivision in the town of Wilsonville, Alabama, as shown by map recorded in Map Book 4, page 44 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on March 29, 1960 in Map Book 4, page 52 in Probate Office.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Deed TAX 1.00 1969 JUN 27 PM 2:40 U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE Connel M. Fowler JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 27<sup>th</sup> day of June, 1969.

WITNESS:

(Seal) Nellie Cunningham (Seal) (Seal) (Seal)

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Nellie Cunningham whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of June A. D., 1969.

Martha B. Joiner Notary Public.