

This instrument was prepared by

1779

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-5 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 Three Thousand Three Hundred and Fifty and no/100 DOLLARS

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

James L. Ray, Jr. and wife, Vivian W. Ray

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

George H. Rice, Jr. and Charlotte R. Rice

(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:

Begin at the southwest corner of Lot 25 of Walter's Cove, First Sector, as recorded in Map Book 5, Page 22 in the Office of Probate Judge, Columbiana, Alabama; thence westerly along the North right of way line of Walter's Drive, a distance of 106.00 feet to a point; thence turn an angle of 92 deg. 04 min. to the right and proceed northerly along the east line of a drainage easement for a distance of 191.91 feet to a point; thence turn an angle of 78 deg. 52 min. to the right and proceed easterly along the south margin of Carden Channel, a distance of 121.55 feet to a point (being the northwest corner of said lot 25 of Walter's Cove, First Sector); thence turn an angle of 104 deg. 44 min. to the right and proceed southerly along the West boundary of the said Lot 25, a distance of 210.00 feet to the point of beginning.

Property is located in the NE 1/4 of NW 1/4 and SE 1/4 of NW 1/4 of Section 23, Township 21 South, Range 1 East and shall carry the same restrictions as Walter's Cove, First Sector as recorded in Book 248, Page 750 in the said Probate Office, except for Item 8 which shall apply to James L. Ray, Jr. instead of Emmett Cloud Realty.

The grantees or their successors in title have the right to the use of the boat launching facilities set aside for the property owners of Walter's Cove.

STATE OF ALA. SEC. 17
INSTRUMENT NO. 1779
1970 MAR 24
REC. BK. & PAGE AS SHOWN
U.C.C. FILE NO. 1779
Cons. of Mar. 24, 1970
JUDGE

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 24th day of March, 1970.

WITNESS:

(Seal)
(Seal)
(Seal)

James L. Ray Jr
James L. Ray, Jr.
Vivian W. Ray
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. James, a Notary Public in and for said County, in said State, hereby certify that James L. Ray, Jr. and wife, Vivian W. Ray whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 24th day of March, A. D., 1970.

Martha B. James
Notary Public.

BOOK 201