

This instrument was prepared by

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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 FOURTEEN THOUSAND AND NO/100

DOLLARS

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

Robert M. Ray and wife, Audra I. Ray

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

C. W. Buchanan and wife, Rosa Anne Buchanan

(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 southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run east along the south line of said $\frac{1}{4}$ Section a distance of 40.00 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 39.90 feet to the south R.O.W. line of Ala. Highway No. 25; thence turn an angle of 81 deg. 52' to the right and run a distance of 299.80 feet to a point on said R.O.W.; thence turn an angle of 2 deg. 30' to the right and run a distance of 51.20 feet to a point on said R.O.W.; thence turn an angle of 00 deg. 31' to the left and run a distance of 145.49 feet to a point on said R.O.W. line; thence turn an angle of 2 deg. 16' to the left and run a distance of 90.25 feet to a point on said R.O.W. line and the point of beginning; thence turn an angle of 3 deg. 44' to the left and run a distance of 204.00 feet to a point on said R.O.W. line; thence turn an angle of 98 deg. 55' to the right and run a distance of 219.41 feet to the north R.O.W. line of the Southern Railroad; thence turn an angle of 68 deg. 40' to the right and run along the north R.O.W. line of the Southern Railroad, a distance of 217.09 feet; thence turn an angle of 00 deg. 20' to the right and run along the R.O.W. of the Southern Railroad a distance of 20.07 feet; thence turn an angle of 115 deg. 03' to the right and run a distance of 274.64 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; all being situated in Wilsonville, Shelby County, Alabama.

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 9th

day of December, 1970

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 1970 DEC 14 AM 11:00 U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE

Robert M. Ray (Seal)
Audra I. Ray (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Ray and wife, Audra I. Ray whose name 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 9th day of December, 1970

Notary Public.