

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama 35051

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 ONE HUNDRED AND NO/100 DOLLARS
and the assumption of mortgage as hereinafter described

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Ray and wife, Dorothy Ray

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

Jerry Lee Broughton and wife, Margie Nell Broughton

(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:

Lot No. 14 as shown on a map entitled "Property Line Map, Siluria Mills
Prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965,
and being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of Mill
Street and the Northerly right of way line of Center Avenue, said right of
way lines as shown on the map of the Dedication of the Streets and Easements,
Town of Siluria, Alabama; thence Northerly along said right of way line
of Mill Street for 57.00 feet to the point of beginning; thence 90 deg.
00 min. right and run Easterly for 147.36 feet; thence 90 deg. 00 min. left
and run Northerly for 65.88 feet; thence 88 deg. 23 min. 45 sec. left and run
Westerly for 147.42 feet to a point on the Easterly right of way line of
Mill Street; thence 91 deg. 36 min. 15 sec. left and run Southerly along
said line of Mill Street for 70.00 feet to the point of beginning.

As a part of the consideration hereof grantees assume and agree to pay as
the same shall become due that certain mortgaged indebtedness evidenced by
mortgage from grantors herein to City Federal Savings & Loan Association
dated April 8, 1971 and recorded in the Probate Office of Shelby County,
Alabama in Mortgage Book 316, page 806.

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 27th
of August, 1971

BOOK 269
PAGE 127
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E.K. & PAGE AS SHOWN ABOVE
MADE OF PROSTATE
JUL 27 PM 12:07
STATE OF ALABAMA
SHELBY COUNTY

James R. Ray (Seal)
Dorothy Ray (Seal)
(Dorothy Ray) (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James R. Ray and wife, Dorothy Ray
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 27th day of August, A. D., 1971

Janice Brasher
Notary Public.



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Shelby Cnty Judge of Probate, AL
08/27/1971 12:00:00 AM FILED/CERT