

This instrument was prepared by
(Name) Karl C. Harrison
(Address) Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: 4175

That in consideration of Three Thousand Four Hundred Ninety-five and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James L. Ray, Jr. and wife, Vivian W. Ray

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Thomas A. Snowden, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Lot No. 25 of Walters Cove, First Sector, as recorded in Map Book 5, Page 22 in the Office of Probate Judge, Columbiana, Alabama; thence South 73 deg. 10 min. West (MB) along the North right of way line of Walters Drive for a distance of 354.00 feet to the point of beginning of the waterfront lot herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said North R.O.W. line of Walters Drive for a distance of 110.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 190.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 118.00 feet to a point; thence turn an angle of 92 deg. 25 min. to the right and proceed for a distance of 190.17 feet to the point of beginning.
This lot or parcel of land shall carry the same restrictions as Walters Cove, First Sector as recorded in Book 248, Page 750 except the name James L. Ray, Jr. shall apply instead of Emmett Cloud or Cloud Realty and it is the express intent of the grantors that all property fronting Lay Lake is hereby conveyed to the grantees down to the Alabama Power Company 397 elevation contour and subject to the Alabama Power Company 401 Flood easement.
This lot or parcel of land is lying in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East.

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Shelby Cnty Judge of Probate, AL
03/28/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.
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 hands(s) and seal(s), this 23rd day of March, 1973.

BOOK 279 PAGE 404
STATE OF ALABAMA }
SHELBY COUNTY }
(Seal) James L. Ray, Jr.
(Seal) Vivian W. Ray
(Seal)

General Acknowledgment

1. Matthew B. Jensen, a Notary Public in and for said County, in said State, hereby certify that James L. Ray, Jr. and wife, Vivian W. Ray whose name is 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 23rd day of March, A. D. 1973.
Matthew B. Jensen
Notary Public