

(Name) Karl C. Harrison  
(Address) Attorney at Law  
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Three Thousand Four Hundred Ninety-five 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

Thomas R. Lucas and Frances A. Lucas  
(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 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 464.00 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 right of way 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 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 the point of beginning.

It is the express intent of the Grantors that all property (for the 110 feet width) fronting Lay Lake is hereby conveyed to the Grantees down to the Alabama Power Company 397 elevation contour and is subject to the Alabama Power Company 401 elevation flood easement. 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. or his heirs shall apply instead of Emmett Cloud or Cloud Realty. Rights to use of the Boat Launch Facility next to Lot 2 of Walters Cove, First Sector go with the land.

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.

19730528000029730 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/28/1973 12:00:00 AM FILED/CERT

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 25<sup>th</sup> day of May, 19 73

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

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Matthew B. Jones, 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 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 25 day of May, A. D. 19 73.  
Matthew B. Jones  
Notary Public.