

This instrument was prepared by

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Attorneys at Law  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

3587 Mississippi Valley Title Insurance Company

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand One Hundred Twenty-five and no/100----- DOLLARS  
and other good and valuable consideration

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

(herein referred to as grantors) do grant, bargain, sell and convey unto  
John G. Matthews and Anita R. Matthews

(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 Northwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27, Township 20 South, Range 1 East; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 225.72 feet; thence turn an angle of 89 deg. 47 min. 46 sec. to the left and run a distance of 20.00 feet to the point of beginning; thence continue in the same direction a distance of 928.38 feet to an old occupation line; thence turn an angle of 88 deg. 30 min. 55 sec. to the left and run along said occupation line a distance of 528.20 feet; thence turn an angle of 91 deg. 29 min. 05 sec. to the left and run a distance of 375.91 feet; thence turn an angle of 91 deg. 29 min. 05 sec. to the right and run a distance of 392.77 feet to the South margin of County Highway No. 56; thence turn an angle of 86 deg. 38 min. 34 sec. to the left and run along the South margin of said highway a distance of 77.40 feet; thence turn an angle of 2 deg. 51 min. 12 sec. to the right and run along the South margin of said highway a distance of 507.23 feet to a point which is 20.00 feet East of the West line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence turn an angle of 97 deg. 53 min. 57 sec. to the left and run South and parallel with the West line of the East  $\frac{1}{2}$  of the SE $\frac{1}{4}$  a distance of 995.07 feet to the point of beginning. Situated in the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 17.00 acres.

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19740214000007360 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/14/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 FEB 14 PM 12:21  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Stowers  
JUDGE OF PROBATE

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 5th day of February, 1974.

WITNESS:

(Seal)  
(Seal)  
(Seal)

James R. Ray (Seal)  
Melba Alice Ray (Seal)  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that James R. Ray and wife, Melba Alice 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 5th day of February, A. D., 1974.