

This instrument prepared by

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Jefferson Land Title Service Co., Inc.

AGENTS FOR

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,

See mtg 340-225

That in consideration of Four Thousand One 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
Marvin Eugene Hall and Mary Evelyn Hall

(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 Lot 26 of Walter's Cove, First Sector as recorded in
Map Book 5, Page 22 in Probate Office, Columbiana, Alabama; thence proceed South 73 deg.
15 min. West (MB) along the South boundary of Ray Drive for a distance of 640.00 feet to
the point of beginning of the parcel of land herein conveyed; thence turn an angle of
90 deg. 00 min. to the left and proceed South 16 deg. 45 min. East (MB) for a distance of
210.0 feet, more or less, to point of intersection with the Alabama Power Company 397
contour; thence Southwesterly along the said 397 elevation contour for a distance of 50.0
feet, more or less, to point of intersection with the Northwest line (25 feet from and
parallel to the center of a drainage ditch from St. Hwy. 145); thence Southwesterly along
the said Northwest line of the drainage ditch easement for a distance of 282 feet, more or
less, to the point of intersection with the Southeast 100 feet right-of-way line of
Alabama State Hwy. 145 (project F 412 (6)); thence Northeasterly along the said Southeast
right-of-way line of Alabama Highway 145 for a distance of 285 feet, more or less, to the
point of intersection with the South boundary of Ray Drive; thence proceed North 73 deg.
15 min. East (MB) along the said South boundary of Ray Drive for a distance of 185.0 feet,
more or less, to the point of beginning.

This parcel is lying in the NW 1/4 of Section 23, Township 21 South, Range 1 East and contains
approximately 1.4 acres. This parcel is subject to the Alabama Power Company 401 elevation
flood easement. This lot is to be used solely for a residence (non-commercial) and shall carry
the same restrictions as Walter's 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 located next to Lot 2 of Walter's Cove, First Sector
go with Ownership of this parcel of land.

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 15th
day of June, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

James L. Ray Jr.
James L. Ray, Jr.
Vivian W. Ray

STATE OF ALABAMA
SHELBY COUNTY
JUNE 20 1974
U.C. FILE NUMBER OR
R.L.B. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 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 15th day of June, A. D., 1974.

Martha B. Joiner
Notary Public