

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

2013 Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

19750121000003190 1/1 \$.00
Shelby Cnty Judge of Probate AL
01/21/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Map 344-48

That in consideration of Six Thousand Seven 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
William P. Ray and Tommie Bates Ray

(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 Probate Judge's Office, Columbiana, Alabama; thence proceed
South 73 deg. 10 min. West (MB) along the Northwest right-of-way line of Walters Drive for
a distance of 574.00 feet to the point of beginning of the tract of land herein conveyed;
Being the SW corner of the Thomas R. Lucas Lot); thence turn an angle of 90 deg. 00 min. to
the right and proceed for a distance of 210.00 feet, more or less, to the point of inter-
section with the Alabama Power Company 397 feet elevation contour; thence northwesterly along
the said 397 elevation contour for a distance of 50.0 feet, more or less, to the point of
intersection with the Southeast line or margin (25 feet from and parallel to the center of
a drainage ditch from State Highway 145); thence southwesterly along the said southeast
margin or line of the drainage ditch easement (total easement width 50.0 feet) for a
distance of 320 feet, more or less, to the point of intersection with the southeast 100
feet right-of-way line of Alabama State Highway 145 (Project F 412(6)); thence southwesterly
along the said southeast right-of-way line of Alabama Highway 145 for a distance of 290 feet,
more or less, to the point of intersection with the northwest right-of-way line of the afore-
mentioned Walters Drive; thence North 73 deg. 10 min. East (MB) along the said northwest
right-of-way line of Walters Drive for a distance of 540 feet, more or less, to the point of
beginning (being the southwest corner of the Thomas R. Lucas Lot).

This tract of land is lying in the NW 1/4 of Section 23, Township 21 South, Range 1 East and
contains 2.3 acres, more or less. Said tract of land is subject to the Alabama Power Company
401 elevation flood easement and Alabama Power Company power line easement (service line). This
tract of land is to be used solely for residential (non-commercial) purposes & 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 Co.
rights to the use of the boat launch facility located next to Lot 2 of Walters Cove, First Sector
go with the ownership of this tract 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 2nd
day of January, 1975

WITNESS:
STATE OF ALA. SHELBY COUNTY
INSTRUMENT WAS
FILED
1975 JAN 21 AM 8:12
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cory M. Conner
JUDGE OF PROBATE

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

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Janner, 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 2nd day of January, A. D. 1975.
Martha B. Janner
Notary Public.