

This instrument prepared by

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

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100-----Dollars

See mtg 350-182

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of 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

Marion R. McDow

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Beginning at the Northwest corner of Lot No. 15 of Walters Cove, Third Sector as recorded in Map Book 5, page 71 in the office of Probate Judge, Columbiana, Alabama, said point lying on the South right-of-way line of Walters Drive (Co. 416); thence proceed South 73 deg. 10 min. West (MB) along the South right-of-way line of the said Walters Drive for a distance of 300.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed parallel to the said South right-of-way line of Walters Drive for a distance of 300.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 250.00 feet to the point of beginning.

This 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 the use of the boat launch facility go with and follow ownership of the land. The 60 feet building setback line applies.

Said parcel of land is lying in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East.

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 said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-said; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

5th day of November, 1975

(SEAL)

James L. Ray, Jr.

(SEAL)

(SEAL)

Vivian W. Ray

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Eva D. Mooney

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(s) 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 November

Form ALA-30

19751106000062110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1975 12:00:00AM FILED/CERT

Notary Public

