

This instrument was prepared by

(Name) Harrison and Conwill.....
Attorneys at Law
(Address) Columbiana, Alabama 35051.....6092

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

mtg 355-417

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ..One Hundred and no/100-----DOLLARS.....
and other good and valuable consideration

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
Retta Mooney Etrass,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence 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. Hwy. 416); thence proceed south 73 deg. 10 min. west (MB) along the said south right-of-way line of Walters Drive for a distance of 600.00 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 for a distance of 250.00 feet to a point; thence turn an angle of 90 deg. 10 min. to the right and proceed parallel to the south boundary of Walters Drive for a distance of 85.64 feet to a point; thence turn an angle of 104 deg. 19 min. 12 sec. to the right and proceed for a distance of 258.01 feet to a point, said point lying on the south right-of-way line of Walters Drive; thence turn an angle of 75 deg. 40 min. 48 sec. to the right and proceed North 73 deg. 10 min. East (MB) along the said south right-of-way line of Walters Drive for a distance of 121.83 feet to the point of beginning. This parcel of land shall carry the same restrictions as Walters Cove, First Section as recorded in Deed 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 (users risk) go with and follow ownership of the land. The 60 feet building setback line applies and The Alabama Power Co. has a powerline easement 16 feet from and parallel to the west boundary. This parcel of land is lying in the SE $\frac{1}{4}$ of 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 31st day of May, 1976.

(SEAL)

James L. Ray Jr.
James L. Ray, Jr.

(SEAL)

(SEAL)

Vivian W. Ray
Vivian W. Ray

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, 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 31st day of May, A.D. 1976.

Martha B. Jones
Notary Public