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BOOK 303

This instrument was prepared by

(Name) Harrison and Conwill
P.O. Box 557
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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
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,

5673

That, in consideration of One Dollar and other good and valuable consideration and the assumption of balance due on mortgage to James L. Ray, Jr. or Vivian W. Ray recorded in Mortgage Book 330, Page 184 in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Judy Bentley Blackerby who is one and the same as Judy Bentley, a divorced lady (herein referred to as grantors) do grant, bargain, sell and convey unto J.B. Murray, Jr. and Netta C. Murray

(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 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 said South right-of-way line of Walters Drive for a distance of 450.00 feet to the point of beginning of the parcel herein conveyed; thence continue South 73 deg. 10 min. West (MB) along the said South right-of-way line for a distance of 150.00 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 for a distance of 150.00 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 use of the boat launch facility go with and follow ownership of the land. The 60 ft. building setback line applies. Said parcel of land is lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 East.



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Shelby Cnty Judge of Probate, AL
02/17/1977 12:00:00AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 12th day of February, 1977.

WITNESS:

150 (Seal)
150 (Seal)
150 (Seal)
400 1977 FEB 17 PM 4:07 (Seal)

Judy Bentley Blackerby (Seal)
Judy Bentley Blackerby (Seal)
John (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judy Bentley Blackerby, who is one and the same as Judy Bentley, a divorced lady whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, A. D. 1977.

Notary Public