This instrument [illegible]pared by

(Name) James E. Hill, Jr., Attorney

(Address) Leeds, Alabama 424

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and NO/100----------($1.00)---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jere Gray Schatz Madonia and husband, Joseph A. Madonia,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Max Gray and wife, Esther A. Gray,

(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:

A part of the NE¼ of SE¼ of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Begin at the N.E. corner of said ¼-¼ Section and run South 2 deg. 05' East along the East line of said ¼-¼ Section 1109.22 feet to an iron stake on the North right-of-way of U. S. Highway No. 280; thence right 69 deg. 50' and run Southwest along said right of way 65.04 feet to an iron stake; thence right 110 deg. 10' and run North 2 deg. 05' West parallel to the East line of said ¼-¼ Section 374.6 feet to an iron stake; thence left 90 deg. 00' and run West 205.00 feet to an iron stake; thence right 89 deg. 39' and run North 746.64 feet to an iron stake; thence right 88 deg. 09' and run East 270.81 feet to the point of beginning; being a part of the NE¼ of SE¼ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and containing 5.14 acres, more or less.

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19790723000092650 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/23/1979 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, we have hereunto set our hand(s) and seal(s), this 20th day of July, 1979

WITNESS:

(Seal) Jere Gray Schatz Madonia (Seal)

(Seal) (Seal)

(Seal) Joseph A. Madonia (Seal)

Rec 6.00
Exd 1.50
Rec 1.00
8.50

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Jere Gray Schatz Madonia and husband, Joseph A. Madonia, 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 20th day of July A. D., 1979

VERNON NEIL SCHMITT
ATTORNEY AT LAW

Notary Public.

LAWYERS BUILDING
PARKWAY DRIVE
LEEDS, ALABAMA 35094
P. O. BOX [illegible]