

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other valuable consideration and ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dennis Thelbert Ray, a single man

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

Gregory Paul Thomas and wife, Melissa McEwen Thomas

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

My undivided interest in and to the following described property:

A lot in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run South along the East line of said Quarter Quarter Section a distance of 1050.00 feet; thence turn an angle of 89 deg. 07 min. to the right and run a distance of 108.48 feet to the point of beginning; thence continue in the same direction and along a driveway a distance of 166.90 feet; thence turn an angle of 29 deg. 43 min. to the right and run along the center line of said drive a distance of 69.40 feet; thence turn an angle of 41 deg. 55 min. to the right and run along the center line of said drive a distance of 52.79 feet; thence turn an angle of 29 deg. 28 min. to the right and run along the center of said drive a distance of 89.20 feet; thence turn an angle of 27 deg. 39 min. to the right and run along the center of said drive a distance of 66.20 feet to the intersection of the Settlement Road; thence turn an angle of 101 deg. 38 min. to the right and run a distance of 290.38 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to easements and rights of way of record.

Subject to purchase money mortgage in the amount of \$8,700.00.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 5th

day of September October, 19 83

WITNESS:

James E. Halm (Seal) Dennis T. Ray (Seal)
Darise Ray (Seal) For CURATIVE PURPOSE (Seal)
1984 JAN 11 - 4 AM 9:58 (Dennis Thelbert Ray) (Seal)
Rec. 150
250

STATE OF ~~ALABAMA~~ TEXAS

Harris COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Dennis Thelbert Ray, a single man

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 5th day of October, A. D., 19 83



Yvonne V. Lewis
Yvonne V. Lewis
My Commission Expires: 9-4-84

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