

(Name) Loyd L. Ray and Patsy S. Ray
(Address) Rt. 4, Box 438
Montevallo, Ala., 35115

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/62

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 SEVEN THOUSAND AND NO/100 (\$7,000.00) DOLLARS

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

Leroy Hall and wife, Opal Hall

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

✓ Loyd L. Ray and wife, Patsy S. Ray

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

Shelby

County, Alabama to-wit:

Lot 3 in Block 6, according to Thomas' Addition to the Town of Aldrich, map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and being known as Dwelling House No. 44 of the former Montevallo Coal Mining Company, at Aldrich, Alabama.

Subject to easements and rights of way of record.

The grantors will pay the 1984 ad valorem taxes which will become due and payable on October 1, 1984.

Subject to purchase money mortgage in the amount of \$6,500.00.

BOOK 355 PAGE 101

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR 27 PM 2:43
Thomas A. Brandon, Jr.
JUDGE OF PROBATE

Seed tax - 700
Rec. 150
Ind. 100
950

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, we have hereunto set OUR hand(s) and seal(s), this 18th day of April, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Leroy Hall

(Leroy Hall) (Seal)
Opal Hall

(Opal Hall) (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leroy Hall and wife, Opal Hall 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 18th day of April, A. D., 19 84.

Lancei Brasher

Notary Public.