

(Name) Donald P. Ray
Route 2, Box 230
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
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 Seventy Thousand and no/100 DOLLARS

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

Richard G. Seale and wife, Debbie A. Seale
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald P. Ray and Teresa L. 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:

See attached sheet for legal description.

\$69,546.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

050 PAGE 203

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 22nd day of November, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

Richard G. Seale (Seal)
Richard G. Seale

Debbie A. Seale (Seal)
Debbie A. Seale

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County of Shelby, State of Alabama, hereby certify that Richard G. Seale and wife, Debbie A. Seale whose name is are signed to the foregoing conveyance, and who are known to me, and who are known to me, executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 22nd day of November, A.D. 19 85

Jack G.

Jack F. Pearson
Notary Public

LEGAL DESCRIPTION:

Commence at the NE corner of the NE 1/4 of NW 1/4, Section 28, Township 21 South, Range 1 West; thence run in a Southerly direction along the East boundary line of said 1/4-1/4 Section, a distance of 214.17 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 198.0 feet to the point of beginning; thence continue along the same line a distance of 366.62 feet to a point; thence turn an angle of 115 deg. 35 min. to the left and run a distance of 143.93 feet to a point; thence turn an angle of 64 deg. 25 min. to the left and run a distance of 304.48 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 129.82 feet to the point of beginning. Said parcel is lying in the NE 1/4 of NW 1/4, Section 28, Township 21 South, Range 1 West, Shelby County, Alabama.

Also to include a 30-foot wide roadway easement for the purpose of ingress and egress and described as follows:

Commence at the NE corner of the NE 1/4 of NW 1/4, Section 28, Township 21 South, Range 1 West; thence run in a Southerly direction along the East boundary line of said 1/4-1/4 Section, a distance of 214.17 feet to the point of beginning; thence continue along the same line a distance of 350.0 feet to a point on the Northern 40 foot right-of-way line of State Highway 70; thence turn an angle of 70 deg. 40 min. 19 sec. to the right and run a distance of 31.80 feet to a point; thence turn an angle of 109 deg. 19 min. 41 sec. to the right and run a distance of 330.52 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 168.0 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 30 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 198.0 feet to the point of beginning. Said easement is lying in the NE 1/4 of NW 1/4, Section 28, Township 21 South, Range 1 West.

Situated in Shelby County, Alabama.

According to survey of Lewis H. King, Jr., Reg. L.S. #12487, dated July 29, 1985.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.10
TOTAL	\$	6.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV 22 AM 10:17

Thomas A. Henderson, Jr.
JUDGE OF THE COURT