

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

\$500.00

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein  
William R. Ray, Sr. and wife, Helen E. Ray

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

✓ Michael A. Martin and Melissa A. Davis

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence proceed in a Northerly direction along the East boundary line of said Section 36 for a distance of 1317.75 feet to a point, said point being the Northeast corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 36, Township 20 South, Range 1 East; thence turn an angle of 90 deg. 55' 32" to the left and proceed along the North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 235.21 feet to the point of intersection of the East right-of-way line of Shelby County Highway #61; thence turn an angle of 88 deg. 15' 46" to the right and proceed along said R.O.W. line for a distance of 221.94 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said R.O.W. for a distance of 174.00 feet to a point; thence turn an angle of 90 deg. 00' 00" to the right and run 242.00 feet to a point; thence turn an angle of 90 deg. 00' 00" to the right and run 184.30 feet to the point of intersection with the North boundary line of property owned by Waylon Davis; thence turn an angle of 92 deg. 20' 30" to the right and proceed along said North property line of Davis for 242.20 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 36, Township 20 South, Range 1 East, and contains 1.0 acre.

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 8th  
day of February, 19 90.

WITNESS:

153  
PAGE  
278  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

William R. Ray, Sr. (Seal)  
Helen E. Ray (Seal)  
Helen E. Ray (Seal)

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William R. Ray, Sr. and wife, Helen E. Ray whose names 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 8th day of February, A. D., 1990

Kelly Gaskin

Notary Public.

According to survey of Lewis H. King, Jr. Reg. L.S. #12,487, dated February 29, 1980.

Subject to the following: Transmission line permit to Alabama Power Company recorded in Deed Book 107, page 130 in the Probate Office of Shelby County, Alabama; and Public Road right of way conveyed to Shelby County as shown by deed recorded in Deed Book 190, page 497 in said Probate Office.

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

90 FEB -8 PM 1:15

*Thomas P. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 9.50

BOOK 278 PAGE 154

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051