

This instrument was prepared by

Send Tax Notice To: Sherman Lee Nall

(Name) Anthony D. Snable, Attorney
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name
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address
Albaster, Al 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Five Hundred and no/100 DOLLARS

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

Gladys B. Ray, an unmarried woman

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

Sherman Lee Nall and Shirley Faye Nall

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

Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

Subject to:

1. Advalorem taxes for the current tax year, 1992.
2. Easements, restrictions and reservations of record.

\$14,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Gladys B. Ray is the surviving grantee of deed recorded in Deed Book 240, page 383 in the Probate Office of Shelby County, Alabama, the other grantee, Leonard Ray, having died on or about December 29, 1989.

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 11th day of March, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Gladys B Ray (Seal)
Gladys B. Ray

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gladys B. Ray, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March A. D., 19 92

Anthony D. Snable Notary Public.
MY COMMISSION EXPIRES: 10-21-95

EXHIBIT "A"

Lot No. 5, according to a survey entitled "Property Line Map of Siluria Mills, as recorded in Map Book 5 Page 10 in the Probate Office of Shelby County, Alabama, and more particularly described as follows: Commence at the intersection of the northerly right of way line of South Avenue and the West right of way line of Mill Street, said right of way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northerly along the westerly line of Mill Street for 429.34 feet to the point of beginning; thence 90 deg. 00 min. left and run westerly for 200.00 feet; thence 90 deg. 00 min. right and run Northerly for 80.00 feet; thence 90 deg. 00 min. right and run Easterly for 200.00 feet to a point on the west right of way line of Mill Street; thence 90 deg. 00 min. right and run Southerly along said right of way of Mill Street for 80.00 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 399 PAGE 495

Gladys B Ray