

SEND TAX NOTICE TO:

(Name) JAMES T. RAY & BARBARA J. RAY
7316 4th AVE. SOUTH
 (Address) BIRMINGHAM, AL 35206

This instrument was prepared by

(Name) ✓ STAN DOWNEY, ATTORNEY
2711 MOODY PARKWAY
 (Address) MOODY, AL 35004

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 TEN THOUSAND (\$10,000.00) DOLLARS
 AND THE EXECUTION OF A PURCHASE MONEY NOTE AND MORTGAGE RECITED BELOW,
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 WANDA M. HAYES, a married woman (who is one and the same person as WANDA
 PICKENS),* and WILLIAM F. PICKENS, an unmarried man (widower of MINNIE
 (herein referred to as grantors) do grant, bargain, sell and convey unto ROBERSON PICKENS, deceased).**
 JAMES T. RAY and wife BARBARA J. 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:

COMMENCE AT THE NE CORNER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 1 EAST;
 THENCE RUN WEST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 326.50
 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE
 CONTINUE WEST ALONG THE NORTH LINE OF SECTION 27 FOR A DISTANCE OF 161.26
 FEET; THENCE TURN LEFT 89 DEGREES 44 MINUTES 23 SECONDS AND RUN SOUTHERLY A
 DISTANCE OF 453.07 FEET TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY U.S. 280;
 THENCE TURN LEFT 108 DEGREES 27 MINUTES 27 SECONDS AND RUN ALONG THE NORTHERLY
 RIGHT OF WAY OF U.S. 280 170.00 FEET; THENCE TURN LEFT 71 DEGREES 32 MINUTES
 33 SECONDS AND RUN NORTHERLY A DISTANCE OF 400.03 FEET TO THE POINT OF
 BEGINNING.
 ACCORDING TO THE SURVEY OF GERALD D. BRADFORD, REGISTERED ENGINEER, NO. 7047.

AS FURTHER CONSIDERATION, PURCHASERS ARE SIMULTANEOUSLY EXECUTING A PURCHASE MONEY NOTE AND
 MORTGAGE IN THE ADDITIONAL AMOUNT OF \$27,000.00.

*NO PART OF THIS PROPERTY IS THE HOMESTEAD OF EITHER GRANTOR.

**WILLIAM F. PICKENS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HIS LIFE ESTATE
 INTEREST IN THIS PROPERTY WHICH WAS ESTABLISHED IN DEED BOOK 294, PAGE 22372 THE LIFE
 ESTATE ESTABLISHED BY SAID DEED IN MINNIE ROBERSON PICKENS, WAS EXTINGUISHED BY HER
 DEATH ON OCTOBER 27, 1980.

10/06/1992-22372
 09:59 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 7.50

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 3RD
 day of OCTOBER, 19 92.

WITNESS:

(Seal) Wanda M. Hayes (Seal)
 WANDA M. HAYES
 (Seal) Wanda Pickens (Seal)
 a.k.a. WANDA PICKENS
 (Seal) William F. Pickens (Seal)
 WILLIAM F. PICKENS

STATE OF ALABAMA }
ST. CLAIR COUNTY }

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State,
 hereby certify that WANDA M. HAYES, formerly known as WANDA PICKENS and WILLIAM F. PICKENS
 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 3RD day of OCTOBER, A.D., 19 92

Stan Downey Jr
 Notary Public.