

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Send Tax Notice To: Richard T. Ray
name

501 Four Wing Lake Road
address

Alabaster, Al. 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND 00/100

DOLLARS

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

WILLIAM D. RAY, A MARRIED MAN

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

RICHARD T. RAY, AND WIFE, TAMMY L. RAY

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

County, Alabama to-wit:

SEE LEGAL ON ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record.
Subject to 1994 taxes not yet due and payable.

Grantor hereby warrants that the property herein conveyed is not the Homestead of Grantor or Grantors spouse.

Inst # 1994-14146

05/02/1994-14146
12:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 17th day of December, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

William D. Ray (Seal)
WILLIAM D. RAY

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

JUDITH JONES GARRETT

hereby certify that WILLIAM D. RAY

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17th day of December

A. D., 1993

Judith Jones Garrett
JUDITH JONES GARRETT
Notary Public.
MY COMMISSION EXPIRES AUGUST 14, 1994

EXHIBIT "A"

A part of Tract 10, Four Wing Lake Estates, as recorded in Map Book 12, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Tract 10 and run South 88°24' East along the North line of said Tract 10 for a distance of 310.25 feet to a point; thence run South 1°36' West for a distance of 4.17 feet to the point of beginning; thence run South 20°38' East for a distance of 210.0 feet to a point; thence run South 69°22' West for a distance of 210.0 feet to a point; thence run North 20°38' West for a distance of 157.46 feet to a point; thence run South 87°14'39" West for a distance of 81.82 feet to a point on the easterly line of Four Wing Lake Road; thence run North 19°50' West along said easterly line of Four Wing Lake Road for a distance of 52.31 feet to a point; thence run North 87°14'39" East for a distance of 80.86 feet to a point; thence run North 69°22' East for a distance of 210.0 feet to the point of beginning.

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