

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jesse D. Hilyer

(Address) 12825 Hwy 61
Wilsmville Ala 35786

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY }
COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Two Thousand Nine Hundred and no/100-----DOLLARS

Inst # 2001-36071

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
E.M. Ray, Jr., a married man; Diane Ray Armstrong, a single woman;
Allen L. Ray, a married man; and Mary Kathy Rayfield, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jesse D. Hilyer and Mary E. Hilyer

08/23/2001-36071
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 107.00

(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 EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

Grantors herein are the devisees under the Estate of Eldred M. Ray, Probate Docket 38, Page 186, in the Probate Office of Shelby County, Alabama.

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 20th day of August, 2001.

WITNESSES

E.M. Ray Jr. (Seal)
E.M. Ray (Seal)
Allen L. Ray (Seal)

Diane Ray Armstrong (Seal)
Diane Ray Armstrong (Seal)
Mary Kathy Rayfield (Seal)

STATE OF ALABAMA

Shelby COUNTY }
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E. M. Ray, Jr.; Diane Ray Armstrong; Allen L. Ray; and, Mary Kathy Rayfield 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 20th day of August, A. D., 19 2001

My Commission Expires: 10/16/04

[Signature]
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 1 East, and the Northwest Quarter of the Northeast Quarter of Section 26, Township 20 South, Range 1 East, being a part of the land described in a deed to Eldred Ray, recorded in Deed Book 228, at Page 475, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a 2-inch pipe with a cap found at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 23;

thence South 89 degrees 49 minutes 15 seconds along the South line of said sixteenth Section a distance of 76.00 feet to a 2-inch iron pipe, found;

thence South 89 degrees 50 minutes 27 seconds West along the South line of said sixteenth Section a distance of 103.16 feet to a point on the West right of way of County Highway 61;

thence North 39 degrees 24 minutes 19 seconds West along said right of way a distance of 7.58 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler CA 0502", at the point of beginning;

thence South 50 degrees 35 minutes 41 seconds West a distance of 248.13 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502";

thence South 89 degrees 57 minutes 00 seconds West a distance of 299.26 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502";

thence North 00 degrees 06 minutes 45 seconds West a distance of 572.21 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler CA 0502";

thence North 89 degrees 51 minutes 55 seconds East a distance of 151.35 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler CA 0502" on the West right of way of County Road No. 61;

thence South 39 degrees 24 minutes 19 seconds East along said right of way a distance of 536.81 feet to the point of beginning.

Inst # 2001-36071

08/23/2001-36071
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 107.00