

SEND TAX NOTICE TO:

(Name) John Gary Ray

This instrument was prepared by

(Address) 300 Co. Rd. 414, Wilsonville
Alabama 35186

(Name) John Gary Ray

(Address) 300 Co. Rd. 414, Wilsonville, Al 35186

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham

20040109000015840 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
01/09/2004 09:14:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and other consideration (\$ 5000⁰⁰) DOLLARS

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

James L. Ray, Jr. and wife, Vivian W. Ray

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

John Gary Ray and wife, Linda Ann 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:

A 2.26 acre parcel lying in the NW 1/4 of the NE 1/4 of Section 23, T-21S, R-1E, being more particularly described on EXHIBIT A attached.

See Exhibit A

Excepted from this description are parcels previously conveyed to John Gary Ray recorded in Deed Book 281, Page 893, and conveyed to John Gary Ray and wife, Linda Ann Ray recorded in Real Book 070, Page 396.

The Grantor's express intent is to convey to the Grantees all property in the above noted description along Lay Lake to the Alabama Power Company 397 foot contour.

Property is subject to easements and rights-of-way of record, including a flood easement by Alabama Power Company to the 400 foot elevation contour.

The purpose of this deed is to convey an additional small parcel of land to be included in Grantees home parcel site and to correct the overall property description along the shoreline of Lay Lake where land has been lost due to wave action erosion.

The description shown in Exhibit A represents the total home site parcel after this conveyance which includes property previously conveyed as referenced above.

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 29th day of December, 2003.

WITNESS:

____ (Seal)

____ (Seal)

____ (Seal)

James L. Ray Jr. (Seal)
Vivian W. Ray (Seal)
____ (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Agnes Pool, a Notary Public in and for said County, in said State, hereby certify that James L. Ray Jr. and Vivian W. 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 29th day of December, A. D., 2003

Agnes Pool
Notary Public.

Exhibit A

2.26 Acre parcel conveyed by James L. Ray, Jr. and wife, Vivian W. Ray to John Gary Ray and wife, Linda Ann Ray:

Commence at the Northwest Corner of Section 23, T-21S, R-1E; thence run easterly along the north boundary of said Section 23 for 2762.10 feet; thence turn a deflection angle of 90°00' to the right and run southerly for 356.84 feet to an iron set on the bank of Lay Lake at the 397 foot elevation contour of said Lake, said point being the point of beginning of the parcel herein described; thence turn a deflection angle of 39°00'40" to the right and leaving the bank of said Lay Lake run 100.20 feet to an iron set; thence turn a deflection angle of 46°23'22" to the left and run 160.00 feet to an iron set on the north right-of-way line of County Highway 414; thence turn a deflection angle of 90°00' to the left and run along said right-of-way line for 65.00 feet to a pipe found; thence turn a deflection angle of 90°00' to the right and run 50.00 feet to a pipe found; thence turn a deflection angle of 54°46' to the left and run 180.00 feet to an iron set; thence turn a deflection angle of 104°21'59" to the left and run 12.51 feet to the 397 foot elevation contour of Lay Lake; thence turn the following deflection angles and run the following distances (along the chords representing the said 397 foot elevation contours) to the point of beginning: thence turn a deflection angle of 72°12'16" to the left and run 13.43 feet; thence turn a deflection angle of 12°25'28" to the right and run 19.99 feet; thence turn a deflection angle of 25°21'35" to the right and run 15.85 feet; thence turn a deflection angle of 34°59'23" to the right and run 6.97 feet; thence turn a deflection angle of 42°18'43" to the right and run 14.50 feet; thence turn a deflection angle of 27°38'39" to the right and run 23.33 feet; thence turn a deflection angle of 11°10'17" to the right and run 31.44 feet; thence turn a deflection angle of 19°12'32" to the left and run 35.39 feet; thence turn a deflection angle of 0°58'19" to the right and run 46.25 feet; thence turn a deflection angle of 7°45'28" to the left and run 42.25 feet; thence turn a deflection angle of 2°36'34" to the left and run 44.84 feet; thence turn a deflection angle of 1°15'00" to the right and run 52.83 feet; thence turn a deflection angle of 45°37'24" to the left and run 43.78 feet; thence turn a deflection angle of 54°19'54" to the left and run 22.14 feet; thence turn a deflection angle of 34°26'43" to the left and run 19.52 feet; thence turn a deflection angle of 11°32'09" to the left and run 40.26 feet; thence turn a deflection angle of 3°31'12" to the right and run 39.74 feet; thence turn a deflection angle of 5°33'21" to the left and run 56.13 feet; thence turn a deflection angle of 6°21'27" to the right and run 36.00 feet; thence turn a deflection angle of 1°08'58" to the right and run 27.27 feet; thence turn a deflection angle of 10°12'25" to the right and run 8.46 feet; thence turn a deflection angle of 4°05'41" to the right and run 7.87 feet; thence turn a deflection angle of 7°20'44" to the right and run 8.08 feet; thence turn a deflection angle of 2°26'50" to the right and run 8.24 feet; thence turn a deflection angle of 8°02'12" to the right and run 11.65 feet; thence turn a deflection angle of 29°25'24" to the right and run 36.01 feet; thence turn a deflection angle of 22°30'36" to the left and run 12.12 feet; thence turn a deflection angle of 4°57'11" to the left and run 12.16 feet; thence turn a deflection angle of 23°56'52" to the left and run 11.84 feet; thence turn a deflection angle of 22°16'11" to the left and run 11.77 feet; thence turn a deflection angle of 19°31'34" to the left and run 12.05 feet; thence turn a deflection angle of 13°43'34" to the right and run 36.23 feet; thence turn a deflection angle of 10°16'57" to the right and run 43.00 feet; thence turn a deflection angle of 0°59'32" to the left and run 17.62 feet; thence turn a deflection angle of 14°17'33" to the right and run 47.80 feet to the point of beginning. Said parcel is lying in the NW ¼ of the NE ¼, Section 23, T-21S, R-1E, and contains 2.2 acres, more or less.