

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Bynum & Henderson, Attorneys
#17 Office Park Circle, Suite 150
Birmingham, Alabama 35223

Send Tax Notice To:
Robert C. Henderson, Jr.
Karen R. Henderson

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$15,000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10.00) and the purpose of clearing title, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Robert Charles Henderson as Personal Representative of the Estate of Mildred M. Ray, Deceased, Jerry Wayne Ray, a married man, Darrell Allen Ray, an unmarried man, Cynthia Ray Salser, a married woman, and Karen Ray Henderson, a married woman** (herein referred to as Grantors) do grant, bargain, sell and convey an **undivided one-half (1/2) interest** unto **Robert C. Henderson, Jr. and wife, Karen Ray Henderson** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is not the homestead of the Grantors, nor the homestead of the Grantors' spouses.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 28 day of January, 2011.

The Estate of Mildred M. Ray

by: Robert Charles Henderson
Robert Charles Henderson , Personal Representative


Jerry Wayne Ray
Jerry Wayne Ray

Darrell Allen Ray
Darrell Allen Ray

Cynthia Ray Salser
Cynthia Ray Salser

Karen Ray Henderson
Karen Ray Henderson

STATE OF ALABAMA)
COUNTY OF)


20110131000032390 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
01/31/2011 12:49:58 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Robert Charles Henderson, Personal Representative of the Estate of Mildred M. Ray, Deceased**, 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, in his capacity as Personal Representative of The Estate of Mildred M. Ray, Deceased, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28 day of January, 2011.

Lisha Echellberger
Notary Public
My Commission Expires: 6.9.12

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Jerry Wayne Ray, a married man**, 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 the 28 day of Jan 2011.

Cathy Kiker
Notary Public

My Commission Expires: 8.26.12

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Darrell Allen Ray, an unmarried man**, 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 the 21 day of Jan 2011.

Cathy Kiker
Notary Public

My Commission Expires: 8.26.12

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Cynthia Ray Salser, a married 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 the 21 day of Jan 2011.

Cathy Kiker
Notary Public

My Commission Expires: 8.26.12

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Karen Ray Henderson, a married 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 the 28 day of January 2011.

Lisha Echellberger
Notary Public

My Commission Expires: 6.9.12

EXHIBIT "A"

Part of the NE ¼ of the SW ¼ of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NE ¼ of the SW ¼ of Section 11, Township 20 South, Range 1 West, according to the survey by Johnye Horton, L.S. No. 12496, dated February 13, 1981; thence proceed in a Westerly direction along the south boundary line of said ¼-¼ for a distance of 252.70 feet to a fence line; thence turn an angle of 80 degrees 07 minutes 05 seconds to the right and run for a distance of 210 feet;; thence turn an angle of 07 degrees 36 minutes 59 seconds to the left and run for a distance of 148.24 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction for a distance of 313.14 feet to the point of intersection with the south right of way line of County Highway No. 49; thence turn an angle of 99 degrees 52 minutes 56 seconds to the left and run along said right of way for 95.95 feet; thence turn an angle of 36 degrees 51 minutes 40 seconds to the left and run 98.87 feet to the point of beginning of intersection with the East right of way line of County Highway No. 47; thence turn an angle of 44 degrees 24 minutes 46 seconds to the let and run along said right of way of county Highway No. 47 for a distance of 227.86 feet to a point; thence turn an angle of 89 degrees 59 minutes 15 seconds to the left and run 157.72 feet to the point of beginning.