


WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

Prepared by:
Latham, Huntley &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:

380 Indiana Ave
Thorsby, Al 35171


20120326000102850 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
03/26/2012 02:07:06 PM FILED/CERT

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF One Hundred Fifty Thousand Dollars and no/100 (\$150,000.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Jerry Wayne Morgan and wife Jeanette Morgan** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Gleemon Ray and Earlene Ray** (herein referred to as grantee, whether one or more), **as joint tenants with right of survivorship**, the following described real estate, situated in Shelby, County, Alabama:


A parcel of land situated in the SE ¼ of the NW ¼ of Section 2, Township 24 North, Range 12 East and described as follows; Begin at the northeast corner of said SE ¼ of NW ¼ and go southward along the East side of same 1250.44 feet to intersection with the North border of Highway 25; thence Westward along this border 210.0 feet to intersection with west border of Shady Hill Drive; thence at an angle of 81 degrees 44 minutes to the right and along this border 1050.0 feet to northeast corner of McCann lot; thence at an angle of 81 degrees 44 minutes to the left and along the North side of said lot 200.00 feet to the Northwest corner of McCann Lot; thence go in the same straight line 8.0 feet along the end of an 8.0 foot wide barrier strip to the northeast corner and beginning of lot to be conveyed; thence at an angle of 2 degrees 53 minutes to the right 200.0 feet; thence at an angle of 101 degrees 09 minutes to the left 210.0 feet; thence at an angle of 78 degrees 51 minutes to the left and run 200.0 feet; thence at an angle of 101 degrees 09 minutes to the left 210.0 feet to point of beginning. There is excepted herefrom a 50 foot right of way heretofore granted to Alabama Power Company.

Commence at the Northeast corner of the SE ¼ of the NW ¼ of Section 2, Township 24 North, Range 12 East, thence run Southerly along the East line of said ¼ ¼ a distance of 1250.44 feet; thence turn right 98 degrees 16 minutes and run Northwesterly a distance of 210.0 feet; thence turn right 81 degrees 44 minutes and run Northerly a distance of 1050.00 feet; thence turn left 81 degrees 44 minutes and run Northwesterly a distance of 208.0; thence turn right 2 degrees 53 minutes and continue northwesterly a distance of 200.0 feet; thence turn left 101 degrees 09 minutes and run southerly a distance of 210.0 feet to the point of beginning of the property described herein; thence turn left 0 degrees 12 minutes 43 seconds and continue southerly a distance of 209.85 feet; thence turn left 78 degrees 38 minutes 17 seconds and run Southeasterly a distance of 208.0 feet; thence turn left 101 degrees 21 minutes 43 seconds and run Northerly a distance of 209.85 feet; thence turn left 78 degrees 38 minutes 17 seconds and run Northwesterly a distance of 208.00 feet to the point of beginning. Contains 0.98 acres more or less.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, **as joint tenants with rights of survivorship.**

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 15 day of MARCH, 2012.


Jerry Wayne Morgan


Jeanette Morgan

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

Legal Description provided by Grantor/Grantee

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Jerry Wayne Morgan and Jeanette Morgan**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of March, 2012.



NOTARY PUBLIC

My Commission is: 2-27-10

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Shelby County, AL 03/26/2012
State of Alabama
Deed Tax: \$150.00