

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

Send Tax Notice to: Megan Elmore and Robert W. Elmore
45 Night Circle, Columbiana, AL 35051

Know all men by these presents:

That in consideration of **EIGHTY-EIGHT THOUSAND DOLLARS AND NO/100 (\$88,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard Ray, a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Megan Elmore and Robert W. Elmore (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, to-wit:

Lot 1, according to the Survey of Ray Family Subdivision, as recorded in Map Book 42 Page 108 in the Office of the Judge of Probate of Shelby County, Alabama.

Also a 15 foot easement for ingress/egress as set out on map on Lot 2, according to the Survey of Ray Family Subdivision as recorded in Map Book 42 Page 108 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

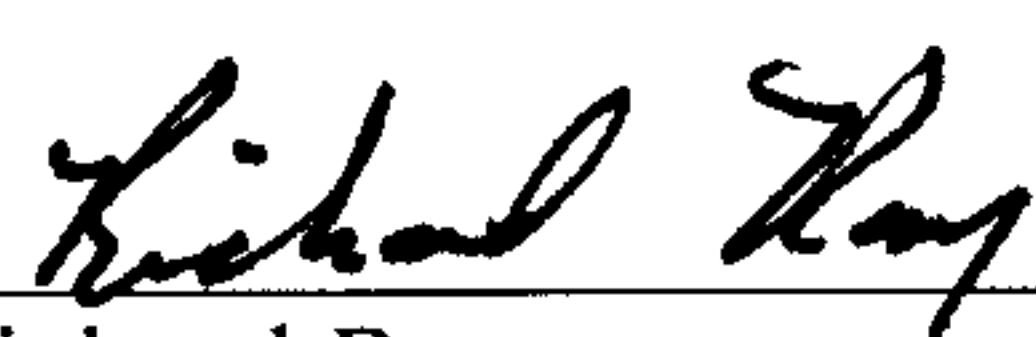
This is not the homestead of the Grantor above nor his spouse.

\$85,769 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever. 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 I have hereunto set MY hand(s) and seal(s), this 11th day of May, 2012.

Shelby County, AL 05/31/2012
State of Alabama
Deed Tax: \$2.50

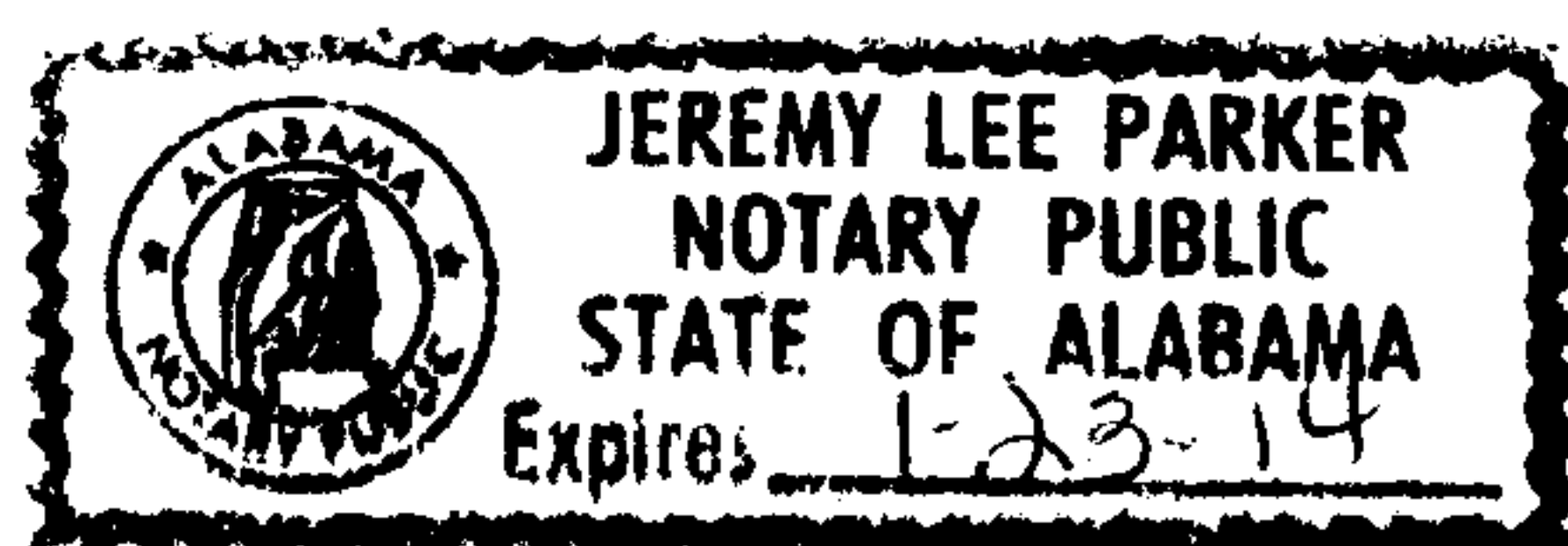

Richard Ray

STATE OF ALABAMA

COUNTY Shelby General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Richard Ray, a married man, whose name(s) 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 11th day of May, 2012.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-23-14