

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

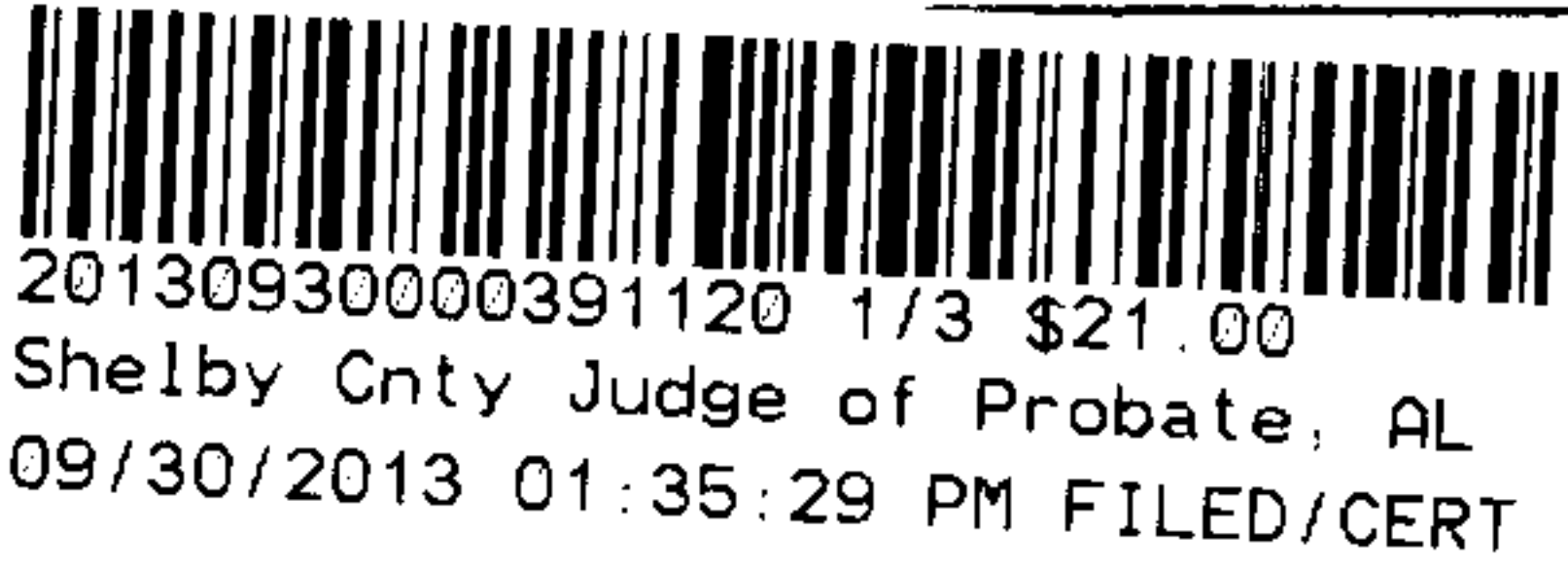
Send Tax Notice To: William Blakeley Ray
PO Box 311
Wilsonville AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of One Hundred Thousand dollars and Zero cents (\$100,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Helen E. Ray, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto William Blakeley Ray and Alana 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$130,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand and seal, this 26th day of September, 2013.

| | |
|--------------|--|
| _____ (Seal) | <u>Helen E. Ray</u> (Seal) Helen E. Ray |
| _____ (Seal) | _____ (Seal) |
| _____ (Seal) | _____ (Seal) |
| | _____ (Seal) |

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen E. Ray 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2013.

My Commission Expires: 1-9-2017

April Clark
Notary Public

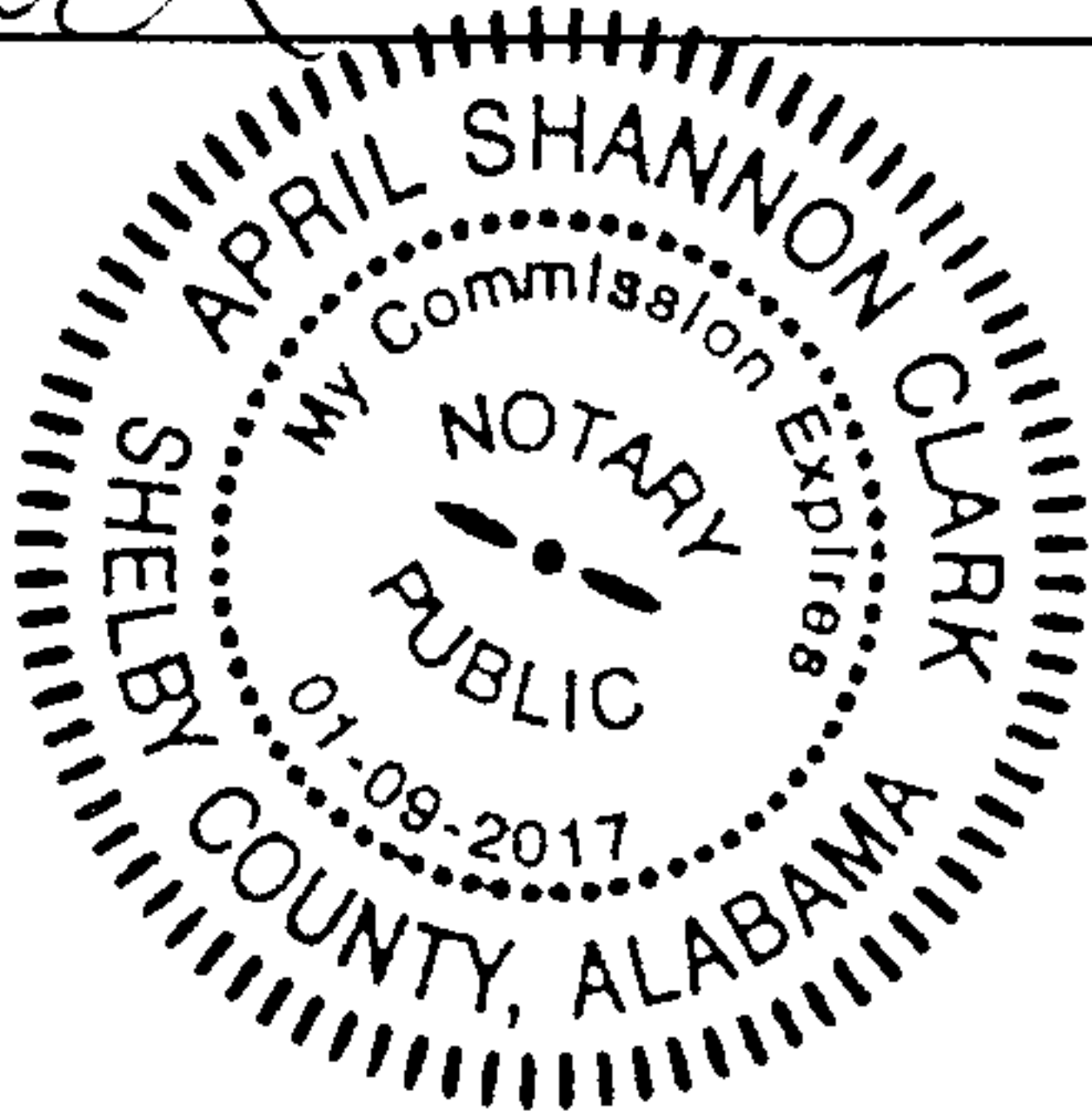


EXHIBIT A

A parcel of land as situated in Section 12, Township 21 South, Range 1 East, being the Northwest Quarter of the Northeast Quarter of said Section 12; being more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 15 minutes 19 seconds East for a distance of 1325.82 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence run North 89 degrees 36 minutes 10 seconds West along the South line of said quarter-quarter section line for a distance of 1335.73 feet to the Southwest corner of said quarter-quarter section; thence run North 4 degrees 23 minutes 52 seconds East for a distance of 56.94 feet; thence run North 00 degrees 22 minutes 16 seconds West for a distance of 600.07 feet; thence run South 64 degrees 17 minutes 14 seconds East for a distance of 493.27 feet; thence run North 46 degrees 26 minutes 51 seconds East for a distance of 96.48 feet; thence run North 42 degrees 57 minutes 54 seconds West for a distance of 334.39 feet; thence run North 47 degrees 02 minutes 06 seconds East for a distance of 189.11 feet; thence run North 41 degrees 25 minutes 49 seconds West for a distance of 579.39 feet to a point on the North line of said Section 12; thence run South 89 degrees 58 minutes 00 seconds East for a distance of 1287.88 feet to the point of beginning. Situated in Shelby County, Alabama.



20130930000391120 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/30/2013 01:35:29 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Helen Ray Grantee's Name William B. Ray
Mailing Address 9020 South Main St Mailing Address P.O. Box 311
Wilsmville OH 43081 Wilsmville OH 43081

Property Address 6 Date of Sale 9-26-13

Total Purchase Price \$ 100,000
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

 Bill of Sale
 X Sales Contract
 Closing Statement

_____ Appraisal
_____ Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address -- provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 9-26-17

Print M. K. T. Hich'sn

_____ Unattested _____
(verified by)

Sign M. L. Allen
(Grantor/Grantee/Owner/Agent) circle one

