

PROPERTY ADDRESS:

7755 Hwy 49

Columbiana, AL 35051

[Accuracy of address is not warranted]

20140307000064400 1/5 \$96.00
Shelby Cnty Judge of Probate, AL
03/07/2014 02:45:17 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott III

GALLOWAY, SCOTT, MOSS & HANCOCK, LLC

2200 Woodcrest Place, Suite 310

Birmingham, AL 35209

Telephone: (205) 949-5580

Send Tax Notice To:

Jerry Wayne & Pamela I. Ray

8524 Chelsea Road

Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

:

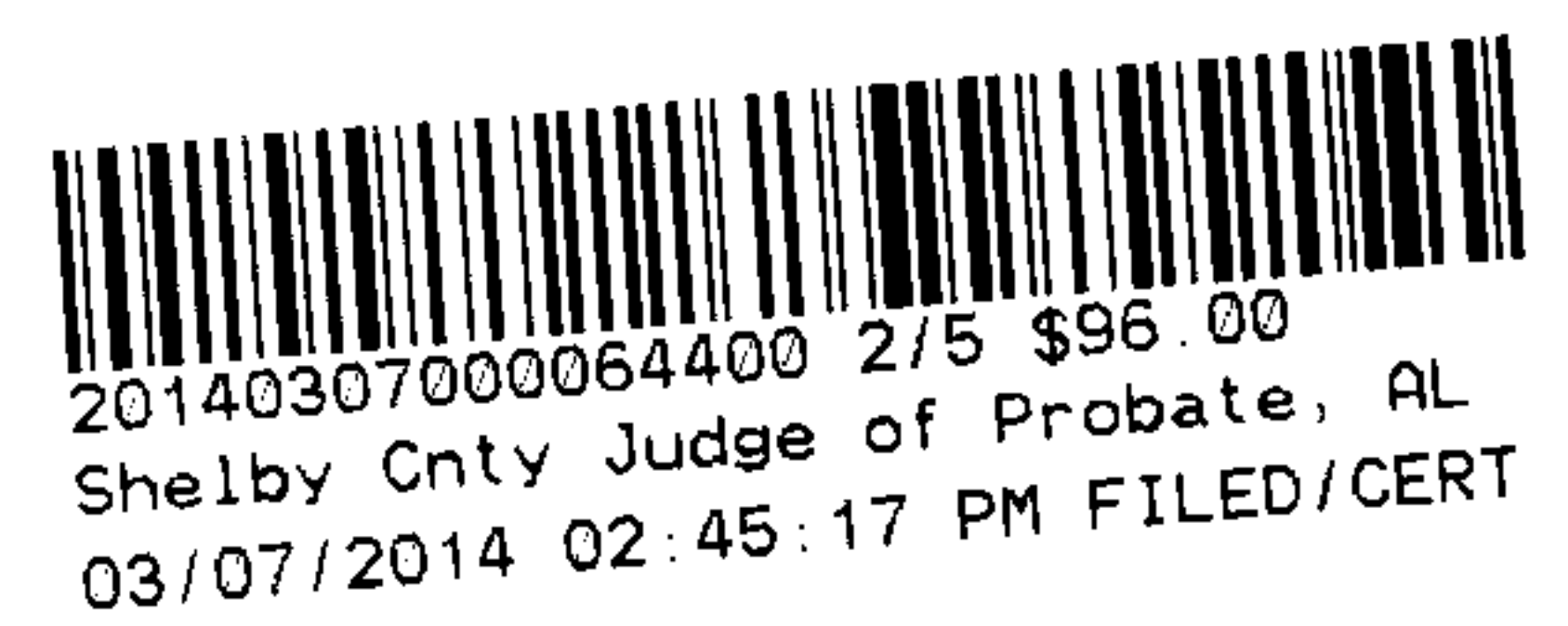
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of SIXTY-FIVE THOUSAND SIX HUNDRED SIXTY-SIX and 67/100 (\$65,666.67) DOLLARS (Purchase Price per agreement) in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **ROBERT CHARLES HENDERSON AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED M. RAY, DECEASED, SHELBY COUNTY, AL PROBATE CASE NO. PR-2010 - 000118** whose mailing address is 302 White Oak Trail, Columbiana, AL 35051; and the following beneficiaries of the before described estate: **CYNTHIA RAY SALSER**, a married person, whose mailing address is 9121 Old Highway 280, Chelsea, AL 35043; **KAREN RAY HENDERSON**, a married person, whose mailing address is 302 White Oak Trail, Columbiana, AL 35051; **DARRELL ALLEN RAY**, a married person, whose mailing address is 7421 North Classen, Oklahoma City, OK 73116; and **JERRY WAYNE RAY**, a married person, whose mailing address is 8524 Chelsea Road, Columbiana, AL 35051 (the Estate and Beneficiaries, hereinafter collectively referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **JERRY WAYNE RAY and wife, PAMELA I. RAY** whose mailing address is 8524 Chelsea Road, Columbiana, AL 35051 (hereinafter referred to as "Grantees") as joint tenants, with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

A portion of the NE 1/4 of the SW 1/4 lying in the Southeast comer thereof, and more particularly described as follows: Commencing at the Southeast corner of

said forty and then running West, along the South boundary line of said forty 6 chains to the Eastern margin of the right-of-way of the present Chelsea Road; thence in a Northwesterly direction along the Eastern margin of said road 6.3 chains, more or less; to the South margin of the right-of-way of what is known as the Ray Road; thence in a Northeasterly direction along the Southern margin of the right-of-way of the said Ray Road 10.7 chains, more or less, to its point of intersection with the Eastern boundary line of said forty; thence South along the East line of said forty 11 chains, more or less, to the point of beginning and containing 6 ½ acres, more or less, in Section 11, Township 20, Range 1 West; THERE IS EXCEPTED HERE FROM the following lot which has heretofore been conveyed, more particularly described as follows: Commence at a point in the center of Chelsea to Columbiana Highway No. 47 where the same is intersected by the South line of NE 1/4 of SW 1/4 of Section 11, Township 20, Range 1 West and run thence East along said forty acre line 35 feet to point of beginning, which is the East right-of-way line of said Highway; thence continue East along 40 acre line a distance of 175 feet to a point; thence run North 12 deg. West a distance of 210 feet; thence due West a distance of 175 feet, more or less, to the East right-of-way line of said highway; thence South 12 deg. East and along the East boundary of said road to point of beginning, containing ¾ acres, more or less, and being situated in the NE 1/4 of SW 1/4, Section 11, Township 20, Range 1 West. THERE IS ALSO EXCEPTED HERE FROM the following described property which has heretofore been conveyed, more particularly described as follows: Commence at the SE corner of the NE 1/4 of the S W 1/4 of Section 11, Township 20 South, Range 1 West, according to a survey by Johnye Horton, L. S. # 12496, dated 2/13/1981; thence proceed in a Westerly direction along the South boundary line of said 1/4 - 1/4 for a distance of 252.70 feet to the point of intersection with a fence line; thence turn an angle of 80 degrees 07 minutes 05 seconds to the right and run for a distance of 126.35 feet to a fence corner, being the point of beginning of the parcel of land herein described; thence turn an angle of 07 degrees 36 minutes 59 seconds to the left and run for a distance of 461.38 feet to the point of intersection with the South ROW line of County Highway #49; thence turn an angle of 99 degrees 52 minutes 56 seconds to the left and run along said ROW 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 intersection with the East ROW line of County Highway #47; thence turn an angle of 44 degrees 24 minutes 46 seconds to the left and run along said ROW of County Highway #47 for a distance of 328.82 feet to a point on a fence line; thence turn an angle of 73 degrees 00 minutes 33 seconds to the left and run along said fence line for a distance of 161.79 feet to the point of beginning. Said parcel is located in the NE 1/4 of SW 1/4, Section 11, Township 20 South, Range 1 West and contains 1.51 acres. Situated in Shelby County, Alabama.



MARIE R. BLACK, grantee of a Life Estate in that certain deed recorded in Instrument No. 1994/29954, died on October 10, 2000.

MILDRED M. RAY was the sole devisee of WILLARD W. RAY, deceased. ELSIE RAY a/k/a ELZIE G. RAY is the surviving grantee of that certain deed recorded in Deed Book 354, Page 942.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS' SPOUSES.

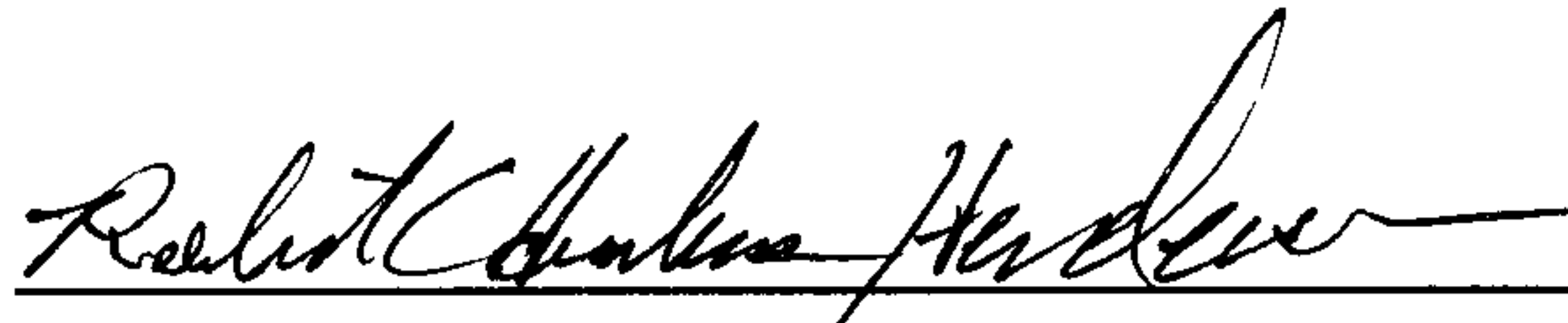
SUBJECT TO:

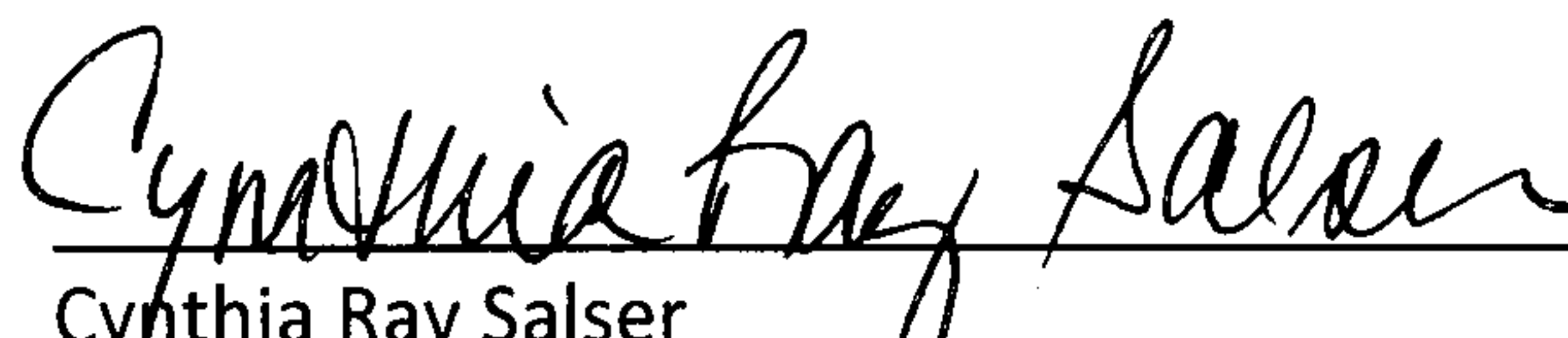
1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Encumbrances, easements, rights of way, and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, their heirs, personal representatives 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantors hereby covenant and agree with Grantees, their heirs, personal representatives and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 5th day of March, 2014.

 (SEAL)
Robert Charles Henderson, as Personal
Representative of the Estate of Mildred M. Ray,
deceased, Shelby County, AL Probate Case No.
PR-2010-000118

 (SEAL)
Cynthia Ray Salser

Karen Ray Henderson (SEAL)
Karen Ray Henderson

Darrell Allen Ray (SEAL)
Darrell Allen Ray

Jerry Wayne Ray (SEAL)
Jerry Wayne Ray

STATE OF ALABAMA)

:
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Robert Charles Henderson, whose name as Personal Representative of the Estate of Mildred M. Ray, deceased, Shelby County, AL Probate Case No. PR-2010-000118, 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 such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2014.

E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/14

My Comm. Expires
Dec. 7, 2014
NOTARY
E. KAY WALLACE
STATE OF ALABAMA AT LARGE
PUBLIC

STATE OF ALABAMA)

:
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Cynthia Ray Salser, 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 5th day of March, 2014.

E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/2014

My Comm. Expires
Dec. 7, 2014
NOTARY
E. KAY WALLACE
STATE OF ALABAMA AT LARGE
PUBLIC

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STATE OF ALABAMA)

:
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Karen Ray Henderson, 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 5th day of March, 2014.



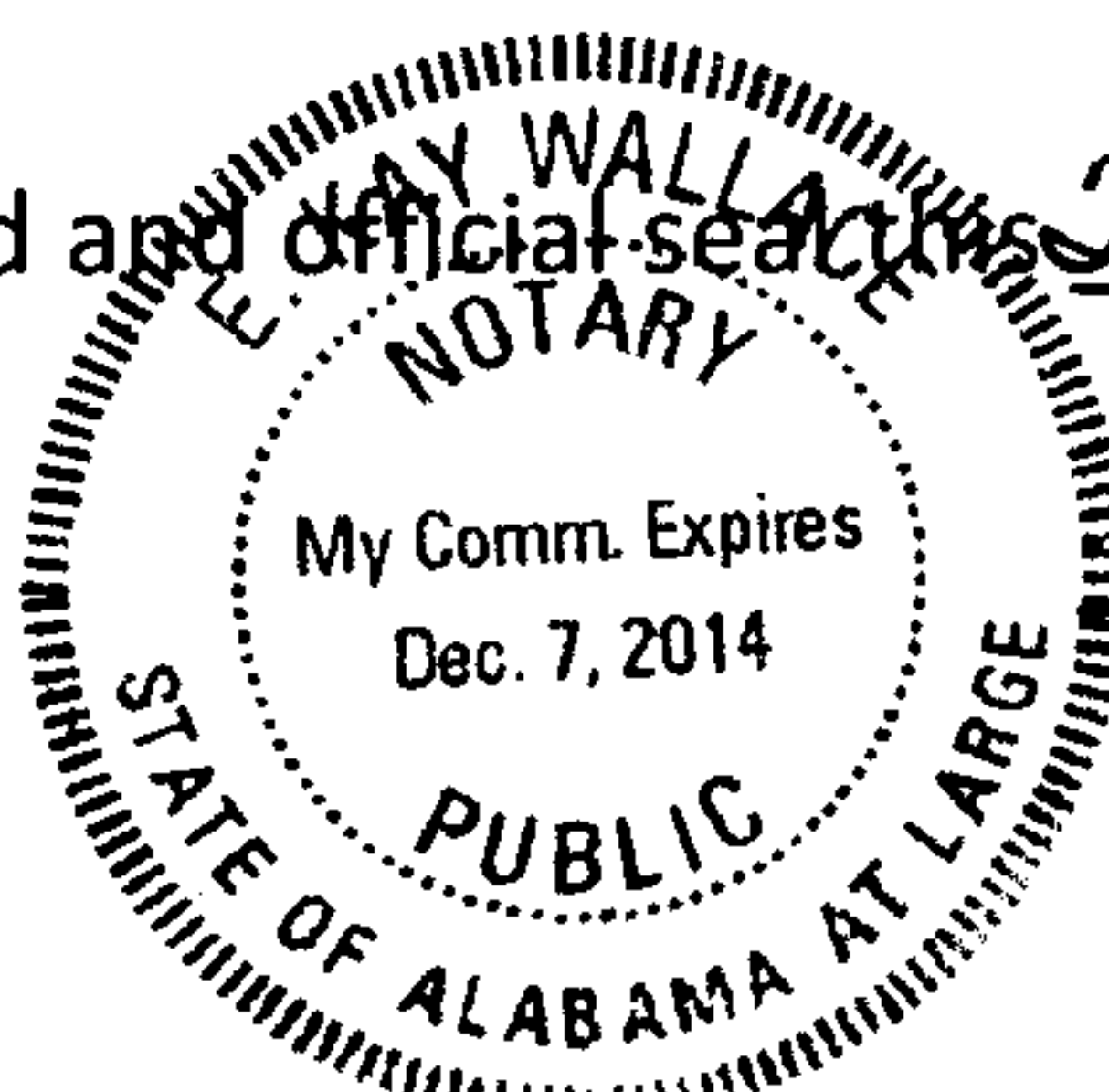
E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/14

~~Alabama~~
STATE OF ~~OKLAHOMA~~)

:
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Darrell Allen 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2014.



E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/14

STATE OF ALABAMA)

:
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Jerry Wayne 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2014.



E. Kay Wallace
NOTARY PUBLIC
My commission expires: 12/7/14