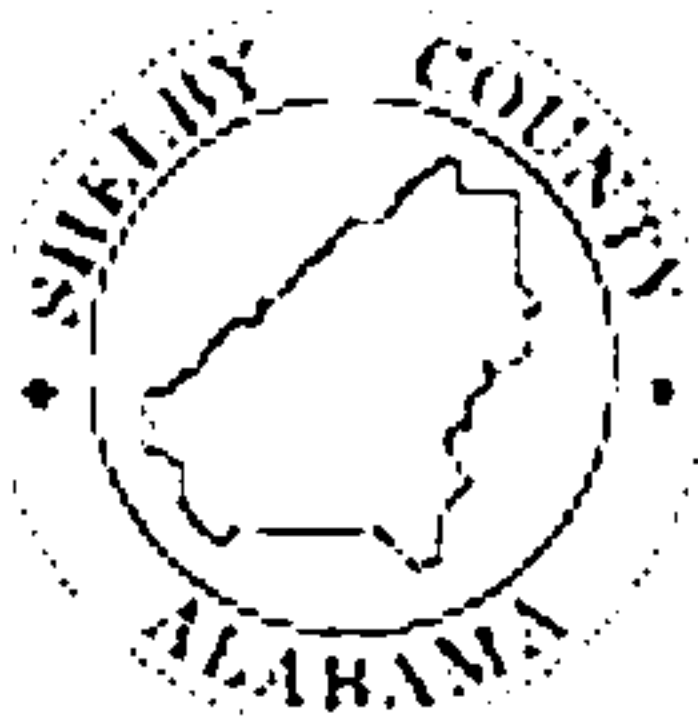




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2018 11:46:02 AM
\$238.00 JESSICA
20180917000332490

Allen S. Bayl

20180917000332490
09/17/2018 11:46:02 AM
DEEDS 1/1

This instrument was prepared by:

Halbrooks & Allen, LLC
Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

William Ray
210 Sweetbay Drive
Alabaster, AL 35114
(which is the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Twenty Three Thousand & No/100 -----(\$223,000.00) Dollars
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,

Albert Copeland and Jennifer Copeland Husband and Wife
(whose address is: 323 Pebble Beach, Eufaula, AL 36027)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
William Ray and Lynda Ray
(whose address is the property Address)

(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 158, according to the Survey of Lake Forest First Sector, as recorded .
In Map Book 24, Page 62, in the Probate office of Shelby County, Alabama.

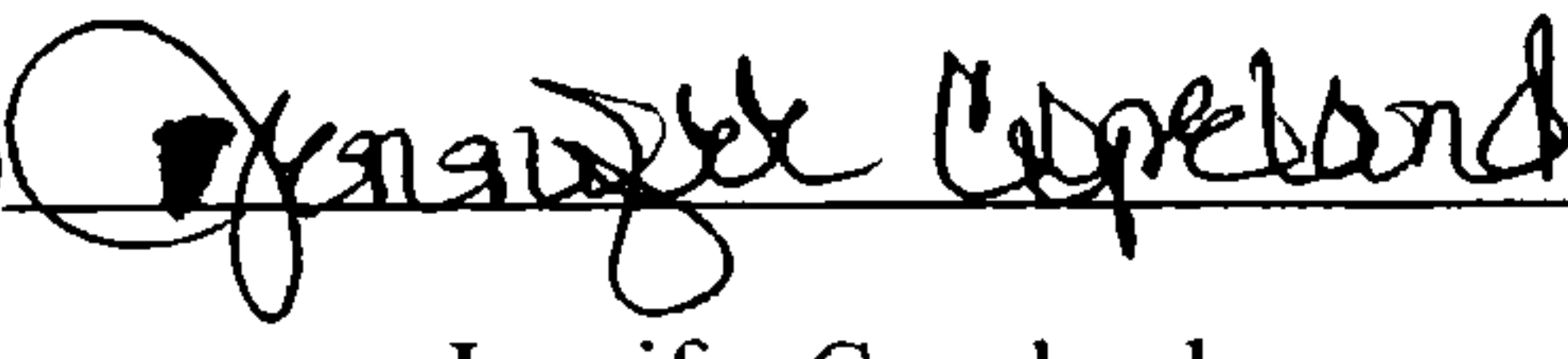
Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

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 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, we have hereunto set our hand(s) and seal(s), this 13th
day of September, 2018.


Albert Copeland

(Seal)  (Seal)
Jennifer Copeland

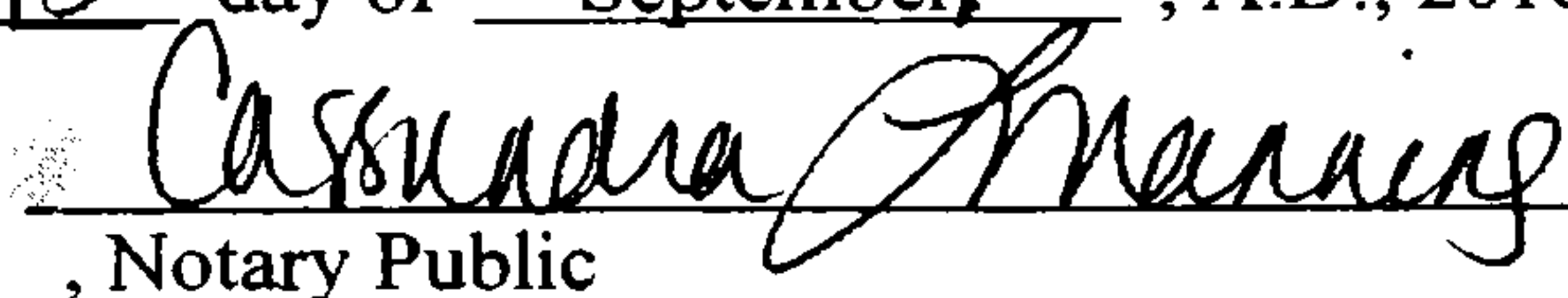
STATE OF ALABAMA Georgia ,
COUNTY OF BARBOUR Dugnette

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Albert Copeland and wife Jennifer Copeland r ,
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September ^{CM}, A.D., 2018.

My Commission Expires: 03/14/20


, Notary Public

