

This instrument was prepared by

(Name) J. P. Graham

(Address) P.O. Box 371, Pelham, Alabama 35124

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand One Hundred One dollar & 32/100-----DOLLARS

and the assumption of the herein below described mortgage.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas Varon Chaffin and wife Lillian E. Chaffin

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald R. Murphy and Martha Murphy

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in SHELBY County, Alabama to-wit:

A part of Lots 8 and 9, in Block 7, according to Map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in Map Book 3, on page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of Block 7 and run West along the North side of First Avenue a distance of 137 feet; thence run North across Lots 8 and 9 to a point on North boundary line of Lot No. 8, which point is 121.2 feet East of East side of Third Street; thence run East along North line of Lot 8 a distance of 105.2 feet to West side of Branch Alley; thence in a Southeasterly direction along West side of Branch Alley a distance of 108 feet to point of beginning.

Subject to easements and restrictions of record.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Rual Stark and wife, Lavelle G. Stark, recorded in Volume 314, page 864, in the aforesaid Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
06/27/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 23rd day of June, 1973.

WITNESSES

(Seal)

(Seal)

(Seal)

Thomas Varon Chaffin
Thomas V. Chaffin
Thomas Varon Chaffin
Lillian E. Chaffin
Lillian E. Chaffin
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Varon Chaffin and wife Lillian E. Chaffin, whose names are signed to the foregoing conveyance, and who are 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 official seal this 23rd day of June, A. D. 1973.

Notary Public.