

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 1285-E Hueytown Road
Hueytown, Alabama 35023



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

34296

That in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$20,031.00 of the above consideration being in the form of a mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Werner Beiersdoerfer and wife, Elaine W. Beiersdoerfer

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

Thomas L. Murphy and wife, Patricia L. 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:

Lot 9, according to the survey of Spring Garden Estates, as recorded in Map Book 4, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. Building setback lines, easements, restrictions, permits, and covenants of record.
3. Mortgage to Robert N. Rogers and Norma Rogers, recorded in Mortgage Book 407, Page 409, in the Probate Office of Shelby County, Alabama, which Grantees assume and agree to pay.

BOOK 342 PAGE 397

STATE OF ALA. SHELBY CO.
I CERTIFY THIS DOCUMENT WAS FILED

1982 SEP 13 AM 10:46

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Recd	25.00
Res.	1.50
Incl.	1.00
	<u>27.50</u>

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 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 30th day of August, 1982

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Werner Beiersdoerfer (Seal)
WERNER BEIERSDOERFER
Elaine W. Beiersdoerfer (Seal)
ELAINE W. BEIERSDOERFER
..... (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 Werner Beiersdoerfer and wife, Elaine W. Beiersdoerfer 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 30th day of August A. D., 1982

Form ALA-31
Bill Wynn
1285-E Hueytown Rd.
Hueytown, AL 35023

Robert J. [Signature]
Notary Public.