

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

205-665-5076

Send Tax Notice to:

(Name) Ruth Duff or Verdell Allen

(Address) 103 White Street

Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100 (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Tamara Jean Murray, a married Woman

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

Ruth Duff, an unmarried Woman and Vedell Allen, an unmarried Woman

(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 parcel of land more particularly described as follows: Commence at the point where the West line of Selma Street intersects the North right-of-way of Southern Railway, said point being situated in the Southeast 1/4 of the Northeast 1/4, Section 4, Township 24 North, Range 12 East, Montevallo, Alabama; thence run Northerly along the West right of way of Selma Street 130 feet to the Point of Beginning; thence continue along last described course 70.0 feet; thence left 104 degrees 47 minutes 45 seconds and run 210.0 feet; thence left 75 degrees 12 minutes 15 seconds and run 70.00 feet; thence left 104 degrees 47 minutes 45 seconds and run 210.0 feet to the Point of Beginning.

SUBJECT TO:

25-foot building set back line from (Selma Street), Highway 119, as shown on survey of Robert C. Farmer, Reg. No. 14720, dated February 1, 1988.

Purchase Money First Mortgage To The United States Of America, Acting Through The Farmers Home Administration, United States Department Of Agriculture, Executed On Even Date Herewith By The Grantees Herein, In The Sum Of \$39,500.00.

The Real Estate Herein Conveyed Is Not The Homestead Of Either Of The Above Designated Grantors, Neither Is It Contiguous Thereto.

1. Deed Tax \$ 500

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL

850

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT 25 AM 9:58

Judge of Probate

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of October, 19 88

WITNESS

(Seal)

Tamara Jean Murray

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tamara Jean Murray 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 24th day of October A.D., 19 88

9/89

My Commission Expires:

Notary Public