

This form furnished by:

Cahaba Title, Inc. 988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

Send Tax Notice to:

(Name) JOHN C. MURPHY

(Address) Route 5 Box 461

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 Fifteen Thousand and 00/100 (\$15,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **WILLIAM EDWIN STONE and wife, PAMELA C. STONE**

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

JOHN C. MURPHY and wife, MARY J. 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 the NW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of Lot 13, Survey of Murray Hill, Sector I, thence run South along East line of said lot a distance of 220.6 feet to the point of beginning of the described parcel herein; thence continue along last described course for a distance of 357.5 feet; thence turn left 85 deg. 14 min. 30 sec. and run East 200 feet; thence turn left 94 deg. 45 min. 30 sec. and run North a distance of 357.5 feet; thence turn left 85 deg. 14 min. 30 sec. and run West a distance of 200 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 181 page 431 in Probate Office.

Easement to City of Montevallo as shown by instrument recorded in Deed Book 335 page 344 in Probate Office.

Easement to South Central Bell as shown by instrument recorded in Real 156 page 973 in Probate Office.

Mineral and mining rights are not insured.

ALSO, a non-exclusive easement for ingress and egress, particularly described as follows: From the Southeast corner of the above designated parcel, proceed in a westerly direction for 22 feet, more or less; thence North along the east side of an existing roadway for 578.1 feet, more or less, to the South right of way of Alabama Highway #25; thence Easterly along said Highway right of way for 22 feet, more or less, thence Southerly along the West side of said existing roadway for 578.1 feet, more or less to the point of beginning.

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, we have hereunto set our hand(s) and seal(s), this 28th day of April, 19 89

WITNESS

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

89 MAY -4 AM 10:22

JUDGE OF PROBATE

Deed tax 15.00
Rec 250
Sub. 200
19 50

William Edwin Stone

WILLIAM EDWIN STONE

Pamela C. Stone

PAMELA C. STONE

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 William Edwin Stone and Pamela C. Stone 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 28th day of April, A.D., 1989