

See Note 313 - 699
600

STATE OF ALABAMA

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of Eleven Thousand & No/100----- DOLLARS

to the undersigned grantors John C. Murphy and wife Mary Alyce Murphy
in hand paid by C. A. Frye and wife Virginia Frye

the receipt whereof is acknowledged we the said
John C. Murphy and wife Mary Alyce Murphy
do grant, bargain, sell and convey unto the said C. A. Frye and wife Virginia Frye
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the Northeast Corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 9, Township 24,
North, Range 12 East, thence east along the north line of said Section
9 for a distance of 236.5 $\frac{1}{2}$ feet; thence 90 degrees and 27 minutes right 374.03
feet; thence 9 $\frac{1}{4}$ degrees 59 $\frac{1}{2}$ minutes right 212.5 feet; thence 29 degrees
09 minutes right 312.47 feet to a point on the east right of way line
of Montevallo Wilton Highway; thence 99 degrees 12 minutes right and
along said right of way 67.2 feet to the P.C. of a curve whose radius
is 965.85 and Delta Angle is 11 degrees 21 minutes right; thence along
said Arc of Curve 191.33 feet to the P.T. of said curve; thence con-
tinue along tangent 0.94 feet; thence 35 degrees 51 $\frac{1}{2}$ minutes right
45.88 feet to the point of beginning, containing 3.0 acres.

TO HAVE AND TO HOLD Unto the said C. A. Frye and wife Virginia Frye

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 in-
terest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other,
then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that they lawfully seized in fee simple of said
premises; that they are free from all encumbrances;

that they have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seals,

this 30 day of March, 1970

WITNESSES:

John C. Murphy (Seal.)
John C. Murphy
Mary Alyce Murphy (Seal.)
Mary Alyce Murphy

_____ (Seal.)
_____ (Seal.)

281-807

Return to: C. A. Jones
P.O. 495
Monticello

1.72
1.45
2.45

TO:

WARRANTY DEED
JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA,
County.

Office of the Judge of Probate
I hereby certify that the within deed
was filed in this office for record on
the _____ day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

STATE OF ALABAMA
JEFFERSON COUNTY

I, LARRY JAMES GRAY, a Notary Public in and for said County, in said State,
hereby certify that JOHN C. MURPHY & MARY ALYCE MURPHY
whose name 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,
voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of MARCH

Larry James Gray As Notary Public
Notary Public, State at Large
My Commission Expires March 14, 1972
Bonded by Fireman's Fund Insurance Co.

STATE OF ALA. SHELLEY CO.
RECEIVED THIS
INSTRUMENT WAS FILED
1970 APR -4 PM 10:03
U.C. FILE NUMBER CR
REC. BK. & PAGE AS SHOWN ABOVE
Case of Probate
JUDGE OF PROBATE