

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Thousand and no/100 Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, A. R. Murphree and wife, Catharine Murphree (herein referred to as grantors) do grant, bargain, sell and convey unto Grover O'Neal Seale and Eloise C. Seale (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:

All that part of the $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 8, Township 21, Range 1 East, which lies north of the Southern Railway right-of-way and south of Alabama Highway No. 25 right-of-way, EXCEPTING therefrom that portion of the following described lot lying south of said highway: Begin at the northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 8, and run south 89 deg. 30 min. west along section line 394 feet to a road; thence south 42 deg. 52 min. east 406.3 feet to Alabama Highway No. 25; thence along Highway south 79 deg. 45 min. west to center of a culvert; thence along Stinson-McGowan Creek center line with its meanders to a point on the east line of aforesaid forty acres; thence along said forty line north 0 deg. 30 min. west 292 feet to a spring; thence along same forty line north 0 deg. 30 min. west 279 feet to the point of beginning of said exception.

There is also EXCEPTED from the land being herein conveyed the following described parcel: Begin at the southwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 8 and run north 0 deg. 30 min. west 181.5 feet to a point on section line; thence north 86 deg. 20 min. east 163 feet to a point; thence south 59 deg. 0 min. east 133 feet to a point; thence south 68 deg. 45 min. east 358.6 feet to a point on the north right-of-way line of the Southern Railway and 50 feet from center thereof; thence along said north right-of-way line along a curve concave southwesterly to intersection of said right-of-way with west section line of Section 8; thence north along said section line 345 feet to point of beginning.

There is also EXCEPTED herefrom a lot in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, described as follows: Commence at the northwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East and run thence south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 550.47 feet to the south right-of-way line of Alabama Highway No. 25 and the point of beginning; thence continue south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 599.93 feet to a point that is 181.50 feet north of the southwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turn an angle of 93 deg. 10 min. to the left and run a distance of 163.00 feet; thence turn an angle of 34 deg. 40 min. to the right and run a distance of 133.0 feet; thence turn an angle of 9 deg. 45 min. to the left and run a distance of 128.47 feet; thence turn an angle of 117 deg. 10 min. to the left and run a distance of 766.97 feet to the south right-of-way line of Alabama Highway No. 25; thence turn an angle of 94 deg. 20 min. to the left and run along the south right-of-way line of said Highway a distance of 327.77 feet to the point of beginning, situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, containing 5.35 acres.

All being situated in Shelby County, Alabama.

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 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 do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we 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 24th day of August, 1970.

A. R. Murphree
A. R. Murphree

Catherine Murphree
Catherine Murphree

STATE OF ALABAMA

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that A. R. Murphree and wife, Catherine Murphree, 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 24th day of August, 1970.

Martha B. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
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