

This instrument was prepared by

(Name) WALLACE & ELLIS

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the assumption of the hereinafter described mortgage and the sum of TWELVE THOUSAND SEVENTY-FIVE and 71/100 (\$12,075.71) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joseph A. Murray and wife, Mildred V. Murray

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

John W. Boice, Jr. and wife, Mary K. Boice

(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:

Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1016.40 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 396.00 feet to the point of beginning; thence continue in the same direction a distance of 132.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 150.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 132.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 150.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

By acceptance and recordation of this deed the Grantees do hereby assume and agree to pay that certain mortgage from the Grantors to Jackson Company, a Delaware Corporation dated December 5, 1967 and filed Dec. 5, 1967 at 3:45 o'clock P.M. and recorded in M. Book 307 page 647 in Probate Office of Shelby County, Alabama, securing \$28,200.00. By separate assignment dated Dec. 5, 1967 from Jackson Company, a Delaware Corporation to Liberty National Life Insurance Company and/or Secretary of Housing & Urban Development of Washington, D. C., their respective successors and assigns, as their interest may appear filed for record Dec. 6, 1967 at 9:35 o'clock A.M. and recorded in Deed Book 251 page 131 in Probate Office of Shelby County, Alabama. The unpaid balance of which mortgage the Grantors warrant to be \$27,124.29.

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 10th day of October, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph A. Murray (Seal)
Mildred V. Murray (Seal)

(Seal)

323 STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

1. The undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Murray and wife, Mildred V. Murray 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 10th day of October, A. D., 1970.

Lance Brasher

Notary Public.