

This instrument was prepared by

(Name) Bob Fleming Realty & Mortgage Co. (Lenora Beasley) 4348

(Address) #1 Cross Creek Trail Pelham, Alabama

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Three Thousand Four Hundred EightySeven and no/100 DOLLARS (\$33,487.00)

to the undersigned grantor, S & F BUILDERS, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

HERBERT A. MURPHY AND WIFE, BETTY F. 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:

Lot 2 in Block 3 according to Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5 on page 107 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of-ways, limitations, if any, of record.



19740322000013700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/22/1974 01:00:00 AM FILED/CERT

BOOK 285 PAGE 854

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR 22 AM 10:21
REC. BK. & PAGE AS SHOWN ABOVE
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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, ROBERT K. FLEMING who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of February 19 74

ATTEST:

By Robert K. Fleming
as its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, J.C. JACKSON a Notary Public in and for said County in said State, hereby certify that ROBERT K. FLEMING whose name as THE President of S & F BUILDERS, INC. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily and as the act of said corporation,

Given under my hand and official seal, this the 8th day of February 19 74

J. C. Jackson
Notary Public