

This instrument was prepared by

BEN A. ENGEL
W. B. HAIRSTON

RECORD IN SHELBY COUNTY

(Name) C. H. MOSES, III
(Address) 704 Massey Building
Birmingham, Ala.

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 Forty-five Thousand and no/100 (\$45,000.00) Dollars

to the undersigned grantor, First National Investment Company of America, 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

Thomas Lamar Murphy and Patricia Luton 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:

Lot 26, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama. Subject to: taxes due October 1st, next; easements and building line as shown on recorded map; restrictions appearing of record in Misc. Volume 2, Page 707 in said Probate Office; agreement for underground residential distribution recorded in Deed Book 277, Page 471 and Deed Book 278, Page 477 with Alabama Power Company; outstanding rights of redemption under the foreclosure of that certain mortgage executed by Higginbotham Building Company, Inc. as mortgagee to grantor and recorded in Book Page 144 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
SEP 11 1974 4:50 PM
FILE NUMBER OR PAGE AS SHOWN ABOVE
JUDGE OF PROBATE



19740909000044160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/09/1974 12:00:00AM FILED/CERT

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 Vice President, Grover L. Johnson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of September 19 74

ATTEST:

[Signature]
Secretary

By *[Signature]*
Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned State, hereby certify that Grover L. Johnson whose name as Vice President of First National Investment Company of America, 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 for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 6th day of September 19 74

[Signature]
Notary Public