

This instrument was prepared by

(Name) Delia Gulino 209

(Address) Route 1, Box 479, Helena, Alabama 35080.

Form 1-15 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 FORTY THOUSAND ONLY----- DOLLARS

See Mtg 342-338

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

C. R. MURTON, JR. AND WIFE GRACE J. MURTON

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

HOWELL PRIOR MURPHREE AND WIFE ANNA RUTH MURPHREE

(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:

The NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 22, Township 21, Range 1 East, EXCEPT that portion which lies Southeast of Highway No. 61. All that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 21, Range 1 East, Northwest of Highway No. 61. Situated in Shelby County, Alabama.

EXCEPT the Heaton Cemetery described in Deed Book 35, Page 517.

Subject to: Right of Way granted to Alabama Power Company by instrument(s) rec orded in Deed Book 107, Page 167 and Deed Book 133, Page 58. Rights of way and rights in connection therewith granted to Shelby County, Alabama, in Deed Book 164, Page 457; Deed Book 223, Page 658 and Deed Book 266, Page 2.

\$20,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

BOOK 289 PAGE 172
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed Book 20.00
1974 OCT 11 AM 8:38
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cora J. Cloud
JUDGE OF PROBATE

19741011000050070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/11/1974 12:00:00 AM 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 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, have hereunto set hand(s) and seal(s), this 8th day of October, 1974.

WITNESS:

(Seal) (Seal)
(C. R. Murton, Jr.)
(Seal) (Seal)
(Seal) (Seal)
(Grace J. Murton)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. R. Murton, Jr. and wife Grace J. Murton 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, A. D., 1974.

Emmett W. Cloud
Notary Public.