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This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

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 Five Thousand and no/100 <sup>See Mtg 343-569</sup> -----DOLLARS

and the execution of a purchase money mortgage herewith.

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

**John C. Murphy and wife, Mary J. Murphy**

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

**David R. Westberg and wife, Polly H. Westberg**

(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:

A parcel of land located in the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec. 4, Tp. 22S, Range 1 West and in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec. 4, Tp. 22S, Range 1 West, Shelby County, Bounded on the West by a County road known as the Butter & Egg Road and on the South by Gould Road described as: From the accepted NE corner of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec. 4, Township 22S, Range 1 West, run west along North boundary of said SW $\frac{1}{4}$  51.9 feet to tangent of said Butter & Egg Road; thence turn 143 deg. 58 min. to the left; thence run 63.8 feet along tangent of said road; thence turn 57 deg. 45 min. to the right; thence run 464.4 feet south along tangent of said road to a point on the tangent of said Gould Road; thence turn 95 deg. 22 min. to the left; thence run 405.1 feet eastwardly along tangent of said Gould Road; thence turn 40 deg. 47 min. to the right; thence run 75.0 feet along tangent of said road; thence turn 126 deg. 06 min. to the left; thence run 493.4 feet North to a point on the North boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec. 4, Township 22S, Range 1 West; thence turn 87 deg. 34 min. to the left; thence run 460.1 feet west along North boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  to the point of beginning. Subject to easements and restrictions of record. Said parcel containing 5.04 acres, more or less.

Part of the above consideration being a Purchase Money Mortgage by grantees to grantors in the amount of \$2,500.00.



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Shelby Cnty Judge of Probate, AL  
12/30/1974 12:00:00AM FILED/CERT

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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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~our~~ (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 28th day of December, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Murphy and wife, Mary J. Murphy 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 28th day of December, A. D., 1974

*John C. Murphy*  
Notary Public.