

This instrument was prepared by

6479

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 ONE THOUSAND, FIVE HUNDRED & NO/100 (\$1,500.00) DOLLARS and purchase money mortgage of even date herewith

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Howell Pryor Murphree and wife, Anna Ruth Murphree

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

William E. Nix and wife, Edith Nix

(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 lot located in the NE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East, described as follows: Commence at the NE corner of Section 22, Township 21 South, Range 1 East, and run West along the North line of said Section line a distance of 1054.21 feet; thence turn an angle of 76 deg. 17 min. to the left and run distance of 49.97 feet to a point on the South right of way of Shelby County Highway #30; thence continue in the same direction and run a distance of 191.25 feet; thence turn an angle of 30 deg. 27 min. 37 sec. to the right and run a distance of 94.91 feet to the point of beginning; thence continue in the same direction and run a distance of 715.00 feet; thence turn an angle of 48 deg. 45 min. 55 sec. to the left and run a distance of 282.98 feet to a point on the NW right of way of Shelby County Highway #61; thence turn an angle of 120 deg. 53 min. 24 sec. to the left and run along the NW right of way of Shelby County Highway #61 a distance of 172.02 feet; thence turn an angle of 01 deg. 20 min. 58 sec. to the left and continue to run along Highway #61 a chord distance of 291.75 feet; thence turn an angle of 01 deg. 32 min. 09 sec. to the left, continuing along Highway #61, run a distance of 405.00 feet; thence turn an angle of 90 deg. 21 min. 45 sec. to the left and run a distance of 344.52 feet to the point of beginning. This being situated in the NE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East, and containing 5.27 acres.



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Shelby Cnty Judge of Probate, AL  
07/24/1975 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 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 24th day of July, 1975.

WITNESS: (Seal) Howell Pryor Murphree (Seal)  
(Seal) Anna Ruth Murphree (Seal)  
(Seal) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

the undersigned

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Howell Pryor Murphree and Anna Ruth Murphree

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 24th day of July, A. D., 1975.

Janice Brasher  
Notary Public.

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STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT FILED  
1975 JUL 24 PM 3:18  
Beed Jax 1.50  
Judge of Probate