

This instrument was prepared by

(Name) Harrison and Conwill
P.O. Box 557
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

1140

That in consideration of Five Thousand and no/100----- DOLLARS
and other good and valuable consideration

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

C.H. Fulton, an unmarried man

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

John C. Murphy and Mary A. 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:

(See attached Exhibit "A" for description)

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Shelby Cnty Judge of Probate, AL
11/08/1976 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, I have hereunto set my hand(s) and seal(s), this 5th
day of November October CH, 1976.

WITNESS:

(Seal)

C.H. Fulton
C.H. Fulton

(Seal)

(Seal)

(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 C.H. Fulton, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November October, A. D., 1976.

Jayce Brayer
Notary Public.

EXHIBIT "A"

A parcel of land lying in the SE 1/4 of NW 1/4; the SW 1/4 of NE 1/4 and the NW 1/4 of NE 1/4 of Section 2, Township 22 South, Range 2 West, more particularly described as follows: Starting at the Northeast corner of the said SW 1/4 of NE 1/4, Section 2, Township 22 South, Range 2 West, which is the point of beginning, run Southerly along the East line of said SW 1/4 of NE 1/4 a distance of 1322.0 feet to an iron marker at the Southeast corner of said SW 1/4 of NE 1/4; thence turn an angle of 90 deg. 05 min. to the right and run Westerly along the South line of said SW 1/4 of NE 1/4 a distance of 1981.5 feet to an iron marker on the South line of the said SE 1/4 of NW 1/4, Section 2, Township 22 South, Range 2 West; thence turn an angle of 89 deg. 55 min. to the right and run Northerly a distance of 1145.5 feet to the centerline of the Old Shelby Springs-Elyton dirt road; thence turn an angle of 113 deg. 16 min. to the right and run Southeasterly a distance of 77.8 feet to a point; thence turn an angle of 48 deg. 21 min. to the left and run Northeasterly a distance of 200.7 feet to a point; thence turn an angle of 9 deg. 45 min. to the left and run Northeasterly a distance of 236.1 feet to a point; thence turn an angle of 40 deg. 20 min. to the right and run Southeasterly a distance of 137.5 feet to a point; thence turn an angle of 24 deg. 23 min. to the right and run Southeasterly a distance of 191.2 feet to a point; thence turn an angle of 27 deg. 54 min. to the left and run Easterly a distance of 312.3 feet to a point; thence turn an angle of 23 deg. 23 min. to the left and run Northeasterly a distance of 341.6 feet to a point in the South R/W of Shelby County Highway No. 42 where the said Old Shelby Springs-Elyton dirt road crosses said Shelby County Highway No. 42; thence turn an angle of 10 deg. 55 min. to the right and run Northeasterly a distance of 470.2 feet to a point in the North R/W of the said Shelby County Highway No. 42 where the said Old Shelby Springs-Elyton dirt road crosses said Shelby County Highway No. 42; thence turn an angle of 18 deg. 02 min. to the left and run Northeasterly a distance of 163.3 feet to an iron marker at intersection of the South edge of the Old Shelby Springs-Elyton Dirt Road and the East boundary line of the said NW 1/4 of NE 1/4, Section 2, Township 22 South, Range 2 West; thence run Southerly along the said East boundary line of said NW 1/4 of NE 1/4 a distance of 163.0 feet to the point of beginning. Said parcel of land lies in the said NW 1/4 of NE 1/4; the SW 1/4 of NE 1/4 and the SE 1/4 of NW 1/4, Section 2, Township 22 South, Range 2 West and contains 58.2 acres, more or less, excepting the R/W of Shelby County Highway No. 42, Shelby County, Alabama. Also excepting the R/W of the Old Shelby Springs-Elyton road. Mineral and Mining rights excepted.

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STATE OF ALABAMA, SHELBY CO.
CLERK OF THE COURT
INSTRUMENT WAS FILED
1976 NOV -8 PM 2:54
Deed
JUDGE OF PROBATE