

Joel C. Watson, Attorney at Law
P. O. Box 987
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Twenty Five Thousand One Hundred Eighty-Two-----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,

Douglas Black, an unmarried man and Charlotte Black, an unmarried woman

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

William E. Murphy and wife Nelva Jean 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:

Lot 11, Block 1, according to Map of George's Subdivision, Keystone, Alabama, recorded in Map Book 3, Page 63, except that portion of said lot 11 vacated and used for Brown Circle as shown on resurvey of B. George's Subdivision of Keystone in Map Book 4, Page 11, all in the Probate Records of Shelby County, Alabama, EXCEPT Right-of-Way of Birmingham-Montgomery 4-lane Highway. Surface rights only.

Situated in Shelby County, Alabama.

It is expressly understood that grantees are assuming that certain First Mortgage to Birmingham Federal Savings and Loan Association of approximately \$24,708.00 as recorded in Mortgage Book 315, page 890 Probate office Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 302 PAGE 773

19761220000122730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY FILED
THIS INSTRUMENT WAS FILED
1976 DEC 20 AM 10:01
Deed 24-25-50
Cora J. Brundage
JUDGE OF PROBATE

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 ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 and seal ON this 10th day of December, 1976.

WITNESS:

Douglas Black
Douglas Black
Charlotte Black
Charlotte Black

State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Black and Charlotte Black 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 10th day of December A. D., 1976.

Joel C. Watson
Notary Public