

This instrument was prepared by

(Name) Mary Elizabeth Hamm

9728

(Address) Rt. 1, Box 191, Montevallo, Alabama 35115

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 Eight Thousand and No/100 (\$48,000.00) DOLLARS

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

Mary Elizabeth Hamm, an unmarried woman,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Murphy and wife, Mary J. 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:

(Legal Description of the real estate hereby conveyed is on the attached Exhibit "A".)

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19770614000058670 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/14/1977 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 (~~myself~~) 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 13<sup>th</sup> day of June, 19 77.

WITNESS:

..... (Seal) Mary Elizabeth Hamm (Seal)  
STATE OF ALABAMA, SHELBY CO. JUDGE OF PROBATE (Seal) ..... (Seal)  
..... (Seal) ..... (Seal)

1977 JUN 14 9 32 AM Rec. 3.00  
1.00  
4.50

STATE OF ALABAMA JUDGE OF PROBATE  
Shelby COUNTY General Acknowledgment

I, ....., a Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Hamm 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of June, A. D., 19 77.

Jay Brayer  
Notary Public

My Commission Expires 2, 1979

The Peoples Bank

PARCEL 1:

All that part of the following described land situated in the SE corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 14, Twp. 22, Range 3 West, Shelby County, Alabama, which lies West of the paved Spring Creek Highway as follows: to-wit: Beginning at the SE corner of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , running thence West to and across the Spring Creek public road to a private road leading into the said Spring Creek Road from the Lee Residence formerly the John Alexander residence, going towards Montevallo, Alabama; thence Northerly along said private road 130 yards to an iron stake at the intersection of said private road with a cross road running from said private road in an Easterly direction to said Spring Creek Road; thence along said crossroad to and across said Spring Creek Road to a point on the East line of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  which is 70 yards North of the beginning point or corner and thence South along the said East line of said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  to the point of beginning, being the land formerly known as and called "John Black House Place", containing three acres, more or less, and being part of the land conveyed to A. E. Hamm by that certain deed dated December 1, 1953, recorded in Deed Book 163, Page 454, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2:

A part of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows, to-wit: Commence at the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 14 and run North 1 deg. 00 min. West a distance of 907.0 feet; thence South 50 deg. 00 min. East 221.7 feet; thence North 45 deg. 00 min. East a distance of 158.71 feet; thence North 30 deg. 30 min. East a distance of 217.8 feet; thence North 65 deg. 30 min. East a distance of 263.9 feet; thence North 44 deg. 00 min. East a distance of 130.6 feet; thence North 87 deg. 00 min. West a distance of 222.8 feet to point of beginning; thence North 8 deg. 54 min. West a distance of 438.28 feet; thence South 73 deg. 20 min. East a distance of 392.0 feet; thence North 42 deg. 10 min. East a distance of 225.0 feet; thence North 42 deg. 26 min. West a distance of 408.70 feet; thence South 77 deg. 27 min. West a distance of 221.30 feet; thence North 47 deg. 38 min. West a distance of 208.15 feet; thence North 72 deg. 29 min. West a distance of 194.0 feet; thence South 89 deg. 51 min. West a distance of 54.8 feet; thence South 67 deg. 01 min. West a distance of 103.10 feet; thence South 77 deg. 56 min. West a distance of 131.0 feet; thence South 25 deg. 04 min. East a distance of 269.12 feet; thence South 4 deg. 36 min. East a distance of 52.6 feet; thence South 42 deg. 45 min. East a distance of 794.6 feet to point of beginning.

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SIGNED FOR  
IDENTIFICATION:

*Mary Elizabeth Hamm*  
Mary Elizabeth Hamm



19770614000058670 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
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