

This instrument was prepared by

(Name) Mrs. Betty Jo Lee

(Address) Montevallo, Alabama 35115

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 Ten Thousand & no/100 DOLLARS

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

James M. Lee and wife Betty Jo Lee

(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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, ATTACHED HERETO.

BOOK 311 PAGE 931



19780504000053810 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/04/1978 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 2nd day of May, 1978.

WITNESS:

(Seal)

(Seal)

(Seal)

James M. Lee (Seal)

Betty Jo Lee (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

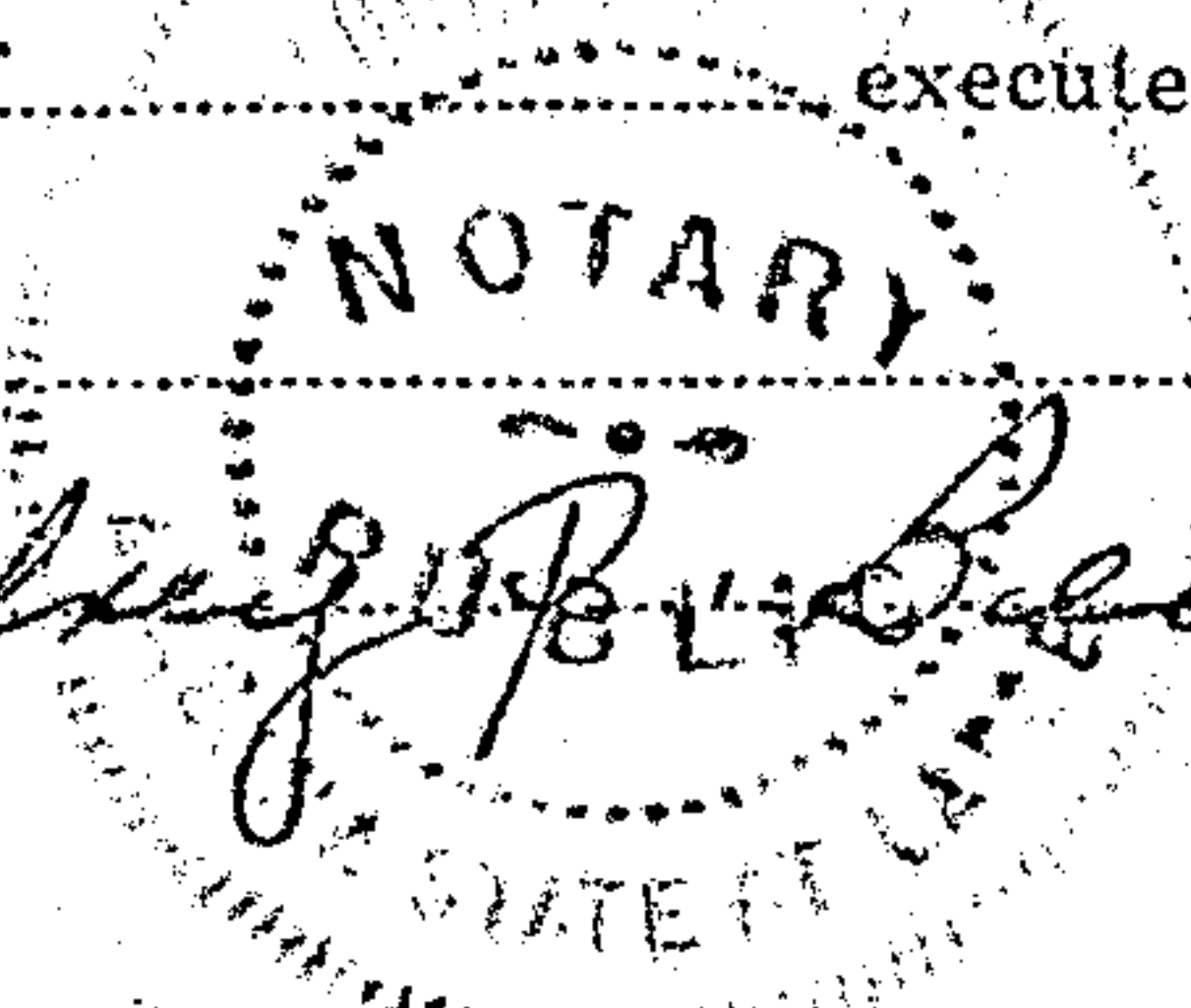
General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that James M. Lee and wife Betty Jo Lee whose name S 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 2 day of May, A. D., 1978.

John C. Murphy  
P.O. Box 455  
Montevallo, Ala - 35115

Audrey B. Bean  
Notary Public.





## LEGAL DESCRIPTION

EXHIBIT "A"

Deed Lee to Murphy

## Parcel 1:

A parcel of land located in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 14, Township 22 South, Range 3 West, bounded on the West by the West boundary of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , and on the South by the centerline of a stream known as Spring Creek; described as: Begin at the NW corner of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 14, Township 22 South, Range 3 West; thence run South along the West boundary of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  502.2 feet to centerline of said Spring Creek; thence turn 109 deg. 13' to the left; thence run 85.0 feet; thence turn 10 deg. 55' to the left; thence run 103.1 feet; thence turn 22 deg. 08' to the right; thence run 54.8 feet Easterly; thence turn 18 deg. 22' to the right; thence run 194.0 feet; thence turn 24 deg. 51' to the right; thence run 208.15 feet; thence turn 54 deg. 55' to the left; thence run 221.3 feet Easterly; thence turn 119 deg. 53' to the left; thence run 42.7 feet Northerly to a point on the North bank of said Spring Creek; thence turn 119 deg. 53' to the left; thence run 248.53 feet Westerly to a point on the North boundary of a 75-foot easement to Alabama Power Company; thence turn 30 deg. 31' to the right; thence run 677.1 feet Northwesterly to the point of beginning. Said parcel containing 3.2 acres, more or less. Situated in Shelby County, Alabama.

## Parcel 2:

A parcel of land located in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 14, Township 22 South, Range 3 West, bounded on the Northwest by the centerline of a stream known as Spring Creek and on the Southeast by the rights of way of Shelby County Highway No. 12, known as the Spring Creek Road, described as: From the Northwest corner of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , turn an angle of 50 deg. 16' from the West boundary of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence run 677.1 feet Southeasterly; thence turn 30 deg. 31' to the left; thence run 248.53 feet; thence turn 31 deg. 12' to the right; thence run 42.7 feet Southeasterly to the point of beginning; thence turn 85 deg. 06' to the left; thence run 104.9 feet; thence turn 35 deg. 33' to the right; thence run 79.1 feet; thence turn 71 deg. 09' to the left; thence run 186.6 feet; thence turn 4 deg. 02' to the right; thence run 99.6 feet; thence turn 101 deg. 53' to the right; thence run 362.05 feet Easterly to a point on the Westerly right of way of said Spring Creek Road at Highway Station No. 254 +95.6; thence turn 88 deg. 46' to the right; thence run 526.7 feet Southwesterly along boundary of said Spring Creek Road to Highway Station No. 260 +22.3; thence turn 106 deg. 01' to the right; thence run 416.23 feet Northwesterly to the point of beginning. Said parcel containing 3.74 acres, more or less. Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 MAY -4 AM 9:34

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

Deed tax 10.00  
Rec. 3.00  
1.00  
14.00



19780504000053810 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
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