THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

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

1102

19790529000065830 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/29/1979 12:00:00AM FILED/CERT

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Seventeen Thousand, Five Hundred and No/100---------- DOLLARS

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

Willie Franklin Luquire, an unmarried man,

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

Pat D. Murrah and Marcia M. Murrah

(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:

Commence at the S.E. corner of Section 32, Township 21 South, Range 1 East; thence proceed in a Westerly direction along the South boundary of said Section 32, for a distance of 2130.30 feet to a point, being a point on the N.W. right-of-way line of County Road #61, and being the point of beginning of the parcel of land herein described; thence continue in a Westerly direction along said Section line for a distance of 538.78 feet to a point or iron pin being the S.W. corner of the SW¼ of SE¼ of Sec. 32, Township 21 South, Range 1 East; thence turn an angle of 89 deg. 51' 39" to the right and proceed along the West boundary of said ¼-¼ Section for a distance of 472.58 feet to a point or iron pin; thence turn an angle of 89 deg. 18' 41" to the right and proceed for a distance of 806.80 feet to a point or iron pin, being on the N.W. right-of-way line of County Highway #61; thence turn an angle of 119 deg. 17' 01" to the right and proceed in a Southwesterly direction along said N.W. right-of-way line of County Highway #61 for a distance of 550.88 feet to point of beginning; said parcel of land is lying in the SW¼ of SE¼ of Section 32, Township 21 South, Range 1 East!
Situated in Shelby County, Alabama.

BOOK 319 PAGE 772

SUBJECT TO: (1) Current taxes; (2) Permit to Alabama Power Company recorded in Deed Book 107, Page 193; (3) Right of way to Shelby County recorded in Deed Book 164, Page 472.

$14,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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:

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 and seal, this 25th day of May, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 MAY 29 AM 8:59
JUDGE OF PROBATE

Rec. Fee 3.50
Rec. 1.50
Sal. 1.00
6.00

Willie Franklin Luquire

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Franklin Luquire, 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 25th day of May A. D., 1979.

Notary Public

Form 3091

ODOM MAY AND DeBUYS
P. O. BOX 3408-A
BIRMINGHAM, AL. 35208