

This instrument was prepared by

(Name) John C. Murphy
(Address) Montevallo, Alabama 35115

1980062500069370 Pg 1/1 .00
Shelby Cnty Judge of Probate AL
06/25/1980 00:00:00 FILED/CERTIFIED

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 (\$10,000) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John C. Murphy and wife, Mary J. Murphy (herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald R. Benton and wife, Sherrill Benton (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:

A parcel of land located in the SW 1/4 of NW 1/4, Section 4, Township 22 South, Range 1 West, Shelby County, Alabama bounded on the East by a road known as the Butter and Eggs Road. Said road being described by its tangents, more specifically described as: From the NE corner of the said SW 1/4 of NW 1/4, Section 4, Township 22 South, Range 1 West, run South along the East boundary of said SW 1/4 of NW 1/4 a distance of 199.65 feet; thence turn an angle of 90 deg. 04 min. to the right; thence run 0.53 feet West to a point on the tangent of said Butter and Eggs Road, the point of beginning; thence continue aforesaid line 688.8 feet West; thence turn an angle of 89 deg. 21 min. to the left; thence run 318.0 feet South; thence turn an angle of 90 deg. 39 min. to the left; thence run 688.6 feet East to a point on the tangent of said Butter and Eggs Road; thence turn an angle of 89 deg. 17 min. to the left; thence run 318.0 feet North along said tangent to the point of beginning. Said parcel contains 5.0 acres, more or less. Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

BOOK 327 PAGE 154

SUBJECT TO THE FOLLOWING:
Transmission line permit to Alabama Power Company recorded in Deed Book 124, Page 506, in the Probate Records of Shelby County, Alabama.

Seven Thousand One Hundred (7100) dollars 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, 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 24th day of JUNE, 19 80.

STATE OF ALA. COUNTY OF SHELBY
WITNESS: CERTIFY THIS DEED TO BE FILED
JUN 25 AM 9:13
See mtg. 403 -
Butter, 300
Rec. 150 (Seal)
and 100 (Seal)
550 (Seal)

John C. Murphy (Seal)
Mary J. Murphy (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 John C. Murphy and wife, Mary J. Murphy 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 24th day of June, A. D., 19 80

Ronald R. Benton

JERRY E. CAIN
NOTARY PUBLIC
Notary Public.