

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19830110000003320 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/10/1983 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand (\$10,000.00) and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jack A. McGuire and wife, Ann Elizabeth McGuire and Donald Ray Murphy and wife, Martha Ann Murphy
(herein referred to as grantors) do grant, bargain, sell and convey unto
Donald Ray Murphy and wife, Martha Ann Murphy and Roy L. Martin and wife, Charlotte Martin
(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 tract of land situated in the E $\frac{1}{2}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section; thence run in an Easterly direction along the South line of said SE $\frac{1}{4}$, a distance of 662.36 feet to the SE corner of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence an angle left of 92 deg. 47' 26" and run in a Northerly direction a distance of 3130.90 feet to a point on the South right of way line of Shelby County Highway No. 12; thence an angle left "to tangent of a curve" of 122 deg. 48' 54"; said curve (to the left) having a radius of 1392.395 feet and subtending a central angle of 25 deg. 45' 41"; thence run in a Southwesterly direction along the arc of said curve, in said right of way line a distance of 626.05 feet to the end of said curve; thence continue in a Southwesterly direction along said right of way line, a distance of 501.01 feet to a point; thence an angle left of 32 deg. 17' and run in a Southerly direction a distance of 2226.80 feet to the point of beginning. Containing 41.310 acres. According to survey of Allen Whitley, Registered Surveyor, Reg. N. 3943, dated ---July, 1975.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

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 8th day of January, 1983

WITNESS:

Deed Tax 10.00
Rec 3.50
Jud 1.00
14.50

1983 JAN 10 PM 1:00

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire and wife, Ann Elizabeth McGuire and Donald Ray Murphy and wife, Martha Ann Murphy whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that they are informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 1983

Form ALA-31

Go Don Murphy
P.O. Box 9
Pelham, AL 35124

Carol M. Livingston
Notary Public.
My Comm Exp. 7/16/85