

This instrument was prepared by

(Name) D. M. Spitler

(Address) Pelham, Al. 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-six Thousand, Seven Hundred and no/100 DOLLARS

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

Donald R. Murphy and wife, Martha Ann Murphy

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

Meredith D. Street, Sr. and Sarah B. Street

(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 S 1/2 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the S 1/2 of the NW 1/4 of said Section 13; thence Easterly along North line of said S 1/2 of NW 1/4, a distance of 1010.0 feet, more or less, to the Northwestern right of way line of U. S. Highway 31; thence 116 deg. 45 min. right in a Southwesterly direction along said right of way a distance of 383.17 feet to a concrete monument; thence continue in a Southwesterly direction along said right of way a distance of 2.16 feet to the point of beginning; thence continue along last described course a distance of 121.44 feet; thence 65 deg. 46 min. 49 sec. right in a Westerly direction a distance of 298.96 feet; thence 100 deg. 29 min. 56 sec. right in a Northwesternly direction a distance of 256.09 feet; thence 104 deg. 31 min. 41 sec. right in a Southeasterly direction a distance of 333.42 feet to the point of beginning; being situated in Shelby County, Alabama.

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 26th day of April, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT FILED (Seal)

Paid TAX 157.00

Rec 1.50

Sub 1.00

159.50

1984 MAY -3 AM 9:26 (Seal)

JUDGE (Seal)

Donald R. Murphy (Seal)
Donald R. Murphy

Martha Ann Murphy (Seal)
Martha Ann Murphy

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy and wife, Martha Ann Murphy 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 hand and official seal this 26th day of April, A. D. 1984.

STATE OF ALABAMA
SHELBY COUNTY
FIRST BANK OF ALABASTER
P. O. Box 246
Alabaster, Alabama 35007

Martha B. Ferguson
Notary Public.