

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

1481



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 -----THREE THOUSAND, SIX HUNDRED AND NO/100 (\$3,600.00)-----DOLLARS

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

WILLIAM D. MURRAY and wife, TAMARA JEAN MURRAY

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

LARRY D. SMITH and wife, TAMMY D. SMITH,

(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 in the South 1/2 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the Northeast corner of the NW 1/4 of the SE 1/4, Section 20, run South 00 deg. 02 min. West for 276.2 feet; thence run South 77 deg. 52 min. West for 151.9 feet; thence run South 45 deg. 21 min. East for 35.9 feet to the point of intersection of the South margin of Spring Creek unpaved public road and the Easterly right of way line of County Road No. 63; thence continue along said right of way line of County Road No. 63 (a curve concave right) for 270.4 feet to the point of beginning of subject lot; continue thence along said right of way line South 45 deg. 12 min. East for 230.4 feet; thence run North 01 deg. 15 min. West along a continuation of a fence and fence proper, for 136 feet; thence continue along a fence North 06 deg. 28 min. West for 215.4 feet; thence run South 36 deg. 27 min. West for 233.3 feet, to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 101, page 557 in Probate Office.

Right of way granted to Shelby County as recorded in Deed Book 200, page 463 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

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 28th day of August, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT FILED (Seal)

1984 AUG 28 PM 1:36 (Seal)

JUDGE OF PROBATE (Seal)

William D. Murray (Seal)

Tamara Jean Murray (Seal)

(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 William D. Murray and wife, Tamara Jean Murray, 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 28th day of August, A. D. 1984