

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. and Mrs. J. Tilton Murray

27.1
W. Tilton Murray, Jr. 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

523

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$14,500.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

HAROLD D. SCOTT and wife, JERLINE SCOTT

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

J. TILTON MURRAY and wife, CAROLYN T. MURRAY

(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:

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All of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East, lying South and West of a county gravel road, described as follows: Begin at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East; thence run North along the West line of the NW 1/4 of SE 1/4 and the SW 1/4 of the NE 1/4 a distance of 1423.50 feet to the Southwest margin of a county gravel road; thence turn an angle of 168 deg. 36 min. 20 sec. to the right and run along said road a distance of 264.85 feet; thence turn an angle of 12 deg. 11 min. 37 sec. to the left and run along said road a distance of 855.84 feet; thence turn an angle of 14 deg. 37 min. 41 sec. to the left and run along said road a distance of 110.02 feet; thence turn an angle of 2 deg. 55 min. 40 sec. to the right and run along said road a distance of 169.84 feet; thence turn an angle of 7 deg. 51 min. 36 sec. to the right and run along said road a distance of 186.17 feet to the South line of said NW 1/4 of the SE 1/4; thence turn an angle of 118 deg. 23 min. to the right and run West along the South line of the NW 1/4 of the SE 1/4 a distance of 646.82 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East.

LESS & EXCEPT:

Begin at the Southwest corner of the NW 1/4 of the SE 1/4, Section 22, Township 21 South, Range 1 East; thence run North along the West line of said 1/4 1/4 section a distance of 221.31 feet; thence turn an angle of 90 deg. 57 min. 18 sec. to the right and run a distance of 98.42 feet; thence turn an angle of 89 deg. 02 min. 42 sec. to the right and run a distance of 221.31 feet to the South line of said NW 1/4 of SE 1/4; thence turn an angle of 90 deg. 57 min. 18 sec. to the right and run along said South line a distance of 98.42 feet to the point of beginning; situated in the NW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 167 in Probate Office.

Right-of-Way granted to Shelby Count by instrument recorded in Deed Book 164 page 490 in Probate Office.

Easement to South Central Bell as shown by instrument recorded in Deed Book 326 page 575 in Probate Office.

\$11,000.00 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.

Dan Spitter

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of October, 1984.

Harold D. Scott (SEAL)
Harold D. Scott

Jerline Scott (SEAL)
Jerline Scott

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold D. Scott and wife, Jerline Scott, 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 4th day of October, 1984.

(NOTARIAL SEAL)

Donald Scott
Notary Public

My Commission Expires: January 25, 1986

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STATE OF ALABAMA
I CLERK OF THE
INSTRUMENTS DEPARTMENT

1984 OCT -9 AM 9:33

see Mfg 002-812

Thomas C. Henderson, Jr.
CLERK OF THE INSTRUMENTS

Need tax 3.00

Rec 5.00

Sub 1.00

9.50