

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

1107

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 DOLLARS

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

Voyd Howard and wife, Geraldine Howard

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

W. Dennis Murphy and wife, Mary Ellen Murphy

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

All that part of the E $\frac{1}{2}$ of W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying South of the right of way of Highway #43,
All that part of the W $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying South of the right of way of Highway #43, all in Section 6 Township 18 South, Range 2 East.
Situating in Shelby County, Alabama.

Subject to Oil, Gas & Mineral Lease recorded in Deed Book 336, Page 808.

BOOK 012 PAGE 72A

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT FILED
1984 DEC 27 PM 2:01
Thomas J. ...
JUDGE OF THE COURT

Seed tax 3.00
Rec. 2.50
Fid. 1.00
6.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 31 day of October, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Voyd Howard
Voyd Howard
Geraldine Howard
Geraldine Howard



STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, Shelby State of Alabama, hereby certify that Voyd Howard and wife, Geraldine Howard whose name s 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 31 day of October, A. D., 19 84
Mr. & Mrs. Dennis Murphy
Rt. 1 Box 228
Shelby County, Alabama 35760
E. B. Brasher
Notary Public.