

This instrument was prepared by

481

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



(Name) William A. Jackson, Attorney
(Address) 2204 Lakeshore Drive, Suite 320
Birmingham, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and No/100 DOLLARS
And Other Good and Valuable Consideration

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

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 parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 24; thence in an easterly direction along and with said line 765.13 feet to westerly right of way margin of U.S. Highway 31; thence 77 degrees 46 minutes right, along and with said right of way margin, 366.78 feet to the point of beginning; thence 93 degrees 58 minutes 03 seconds right, 138.72 feet to a point on the easterly right of way margin of Main Street; thence with a deflection of 91 degrees 40 minutes 48 seconds left, along and with said right of way margin 13.77 feet to a point; thence with a deflection of 91 degrees 09 minutes 20 seconds left, 139.11 feet to the westerly right of way margin of U.S. Highway 31; thence with a deflection of 92 degrees 20 minutes 24 seconds left, along and with said right of way margin, 6.91 feet to the point of beginning, containing 1436 square feet or 0.033 acres.

Subject to easements and restrictions of record.

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BOOK

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 K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~our~~ (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 7th day of January, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Donald R. 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, being informed of the contents of the conveyance are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D. 1985

Form ALA-31

Roy Martin Construction, Inc.

Carol Joyce Vance Notary Public.

State of Alabama
Shelby County

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 24; thence in an easterly direction along and with said line 765.13 feet to westerly right - of - way margin of U. S. Highway 31; thence 77 degrees 46 minutes right, along and with said right - of - way margin, 366.78 feet to the point of beginning; thence 93 degrees 58 minutes 03 seconds right, 138.72 feet to a point on the easterly right - of - way margin of Main Street; thence with a deflection of 91 degrees 40 minutes 48 seconds left, along and with said right - of - way margin 13.77 feet to a point; thence with a deflection of 91 degrees 09 minutes 20 seconds left, 139.11 feet to the westerly right - of - way margin of U. S. Highway 31; thence with a deflection of 92 degrees 20 minutes 24 seconds left, along and with said right - of - way margin, 6.91 feet to the point of beginning, containing 1436 square feet or 0.033 acres.

I, Jerry Oakley Peery, a registered land surveyor, do hereby certify the above to be a true and correct description of said lands.

Jerry Oakley Peery
Jerry Oakley Peery
Alabama L. S. #12697

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN 18 AM 10:02

Thomas P. [unclear]
JUDGE OF THE COURT

Deed tax - 2.00
Rec 5.00
Int. 1.00
8.00

