

1577

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Attorney Maurice Rogers  
712-18th Street, Ensley

(Address) Birmingham, Alabama 35218

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Ten Thousand Five Hundred Seventy Five and 00/100 DOLLARS

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

Frances Hardy, a single woman

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

✓ Barbara Murphy and husband, Terry L. 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:

LIBER 035 PAGE 941

The NE1/4 of SW1/4 of Section 36, Township 20,  
Range 1 East.

Subject to all restrictions, reservations,  
easements and covenants of record.

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 (do for myself ~~and my heirs~~) and for my (heirs, executors, and administrators) covenant with the said GRANTEES, their heirs and assigns, that I am (lawfully) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (do) have a good right to sell and convey the same as aforesaid; that I (will) will and my (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 have hereunto set my hand(s) and seal(s), this 24th day of July, 19 85.

WITNESS:

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

Frances Hardy (Seal)  
FRANCES HARDY (Seal)

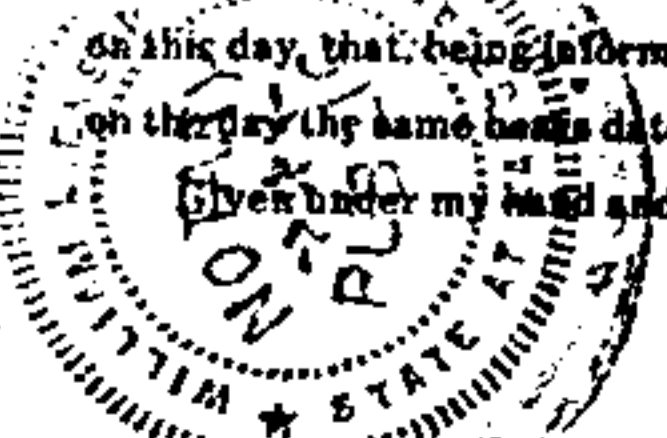
Deed Tax 11.00  
Rec 2.50  
Jud 1.00

1985 JUL 30 PM 3:52 (Seal)

1450 (Seal)  
JUDGE OF PROBATE

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Hardy, a single woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day (the same being date).



Given under my hand and official seal this 24th day of July, A. D., 19 85

522 Cheekview Cir. Terry L. Eason  
B'ham, AL 35226

Notary Public.