

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Patrick J. Murphy

(Address) Highway 22, Rt. 1, Box 26
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100ths (\$ 119,000.00) - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gary Don Johnson and Debra K. Johnson, Single individuals

(herein referred to as grantors) do grant, bargain, sell and convey unto Patrick J. Murphy and wife, Angie D. Murphy

(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, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the NE corner of Section 3, run Westerly along the North Section line 224.01 feet; thence left 91 degrees 06 minutes 30 seconds for 388.90 feet to the point of beginning of subject lot; from said point, continue said course 728.25 feet; thence right 91 degrees 53 minutes 09 seconds for 220.94 feet; thence right 87 degrees 57 minutes 23 seconds for 137.37 feet; thence left 88 degrees 43 minutes 12 seconds for 221.70 feet; thence right 88 degrees 35 minutes 03 seconds for 590.94 feet; thence right 91 degrees 47 minutes 32 seconds for 446.05 feet, back to the beginning point.

Also, an easement 20-feet of even width leading from subject lot, Southerly to the North right of way line of Co. Road No. 22, described as follows: From the SE corner of the above described lot, run Westerly along the South lot line 20 feet; thence Southerly and parallel to the East line of subject lot, to the North right of way line of County Road 22; thence Northeasterly along said right of way line 22.33 feet to a point on the land line; thence Northerly to the SE corner of Subject lot. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$119,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

NO TAX COLLECTOR
1. Deed Tax \$ 4.00
2. Mtg. Tax —
3. Recording Fee 2.50
4. Indexing Fee 3.00
cut 1.00
7.50

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 for such survivor forever.

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 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 27th day of November, 19 89.

WITNESS

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

89 NOV 30 AM 10:21

STATE OF ALABAMA PROBATE

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Don Johnson and Debra K. Johnson, single individuals

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 27th day of November, A.D., 19 89

3-11-91