

This instrument was prepared by

(Name) John C. Murphy

(Address) Route 5, Box 461, Montevallo, Alabama 35115

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

2,000<sup>00</sup>

That in consideration of Eighteen Thousand (\$18,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John C. Murphy and wife, Mary J. Murphy

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

Benny L. Stone and wife, Carolyn L. Stone

(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 part of the NW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of Lot 13, Survey of Murray Hill, Sector I, thence run South along East line of said lot a distance of 220.6 feet to the point of beginning of the described parcel herein: thence continue along last described course for a distance of 357.5 feet; thence turn left 85 deg. 14 min. 30 sec. and run East 200 feet; thence turn left 94 deg. 45 min. 30 sec. and run North a distance of 357.5 feet; thence turn left 85 deg. 14 min. 30 sec. and run West a distance of 200 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a non-exclusive easement for ingress and egress, particularly described as follows: From the Southeast corner of the above designated parcel, proceed in a westerly direction for 22 feet, more or less; thence North along the east side of an existing roadway for 578.1 feet, more or less, to the South right of way of Alabama Highway #25; thence Easterly along said Highway right of way for 22 feet, more or less, thence Southerly along the West side of said existing roadway for 578.1 feet, more or less to the point of beginning.

Subject to easements and restrictions of record.

1. Deed Tax	\$ 2.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 8.50

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 of such survivor forever, together with every contingent remainder and right of reversion.

And X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (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 24th day of February, 1990.

WITNESS:

Regina A. Bryant (Seal)

STATE OF ALABAMA (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

90 FEB 26 AM 9:48 (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

Jamie L. Bruner

herby certify that John C. Murphy and wife Mary J. Murphy

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 24th day of February, A. D., 1990.

General Acknowledgment

a Notary Public in and for said County, in said State,

John C. Murphy (Seal)

Mary J. Murphy (Seal)

Mary J. Murphy (Seal)

Public.

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