

This instrument was prepared by

(Name) John C. Murphy

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

Form 1-1-5 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,

That in consideration of One Dollar (\$1.00) and other valuable considerations

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

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

Willard G. & Barbara Anne Hood

(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 located in the N $\frac{1}{2}$ SW $\frac{1}{4}$, Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; more exactly described as: from the SE Corner of said N $\frac{1}{2}$ SW $\frac{1}{4}$, Section 14, Township 22 South, Range 3 West Shelby County, Alabama run West 791.3' along the South boundary of said N $\frac{1}{2}$ SW $\frac{1}{4}$ to a point; the point of beginning. Thence turn an angle of 43°04' to the right; thence run Northwesterly 794.12' to a point on the South boundary of a stream known as Spring Creek; thence turn an angle of 178°41' to the left; thence run 775.23' Southeasterly to a point on the South boundary of said N $\frac{1}{2}$ SW $\frac{1}{4}$; thence turn an angle of 44°23' to the left; thence run 26.13' East to the point of beginning. Said parcel contains 0.163 acres more or less.

The purpose of this document is to establish the property line between the properties of the said Willard G. and Barbara Anne Hood and the said John C. and Mary J. Murphy, as amiably agreed upon by said parties.

04/28/1992-6205
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.00

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 ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (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 ~~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 28th day of February, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

John C. Murphy (Seal)

Mary J. Murphy (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Sean C. Burt, a Notary Public in and for said County, in said State, hereby certify that John C. & Mary J. Murphy whose name 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 28th day of February, A. D., 1981.

2821 Spring Creek Rd
Montevallo, AL
35115

Sean C. Burt
Notary Public.

MY COMMISSION EXPIRES SEPTEMBER 30, 1981