

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Peter A. Sebastian and wife, Nora A. Sebastian

herein referred to as grantors) do grant, bargain, sell and convey unto
Ruth Murphy and Melvy Thomas

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run South 88 deg. 27 min. 12 sec. East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 275.18 feet to point of beginning; thence continue South 88 deg. 27 min. 12 sec. East for 359.82 feet; thence North 23 deg. 36 min. 03 se. West for 240.22 feet; thence South 59 deg. 41 min. 31 sec. West for 184.7 feet; thence South 47 deg. 52 min. 49 sec. West for 139.72 feet (140.0 Deed); thence South 1 deg. 32 min. 48 sec. West for 23.7 feet to point of beginning; being situated in Shelby County, Alabama.

GRANTEES' ADDRESS:

1670 Debbid Drive
Mableton, GA 30059

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 10th
day of July, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Peter A. Sebastian (Seal)
Peter A. Sebastian
Nora A. Sebastian (Seal)
Nora A. Sebastian

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Peter A. Sebastian and wife, Nora A. Sebastian 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 10th day of July, A. D., 19 92

Form 31-A

Inst # 1992-13836
Harrison, Conwill, Harrison & Justice
Notary Public
07/13/1992-13836
03:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 78.50

Conwill, Justice & Johnson