

This instrument was prepared by

(Name) John L. Hartman, III  
P.O. Box 846  
(Address) Birmingham, AL 35201

Send Tax Notice To: Jim L. McBrayer  
name  
105 Maple Street  
address

Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 (\$40,000.00) DOLLARS

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

Donald R. Murphy, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jim L. McBrayer and Clara Acre McBrayer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Oldham Station, as recorded in Map Book 14, Page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions for Oldham Station as recorded in Real Book 305, Page 272 and in Map Book 14, Page 64 in the Probate Office of Shelby County, Alabama; (3) 35 foot building line as shown by map recorded in the Probate Office of Shelby County, Alabama; (4) Right of way granted to Alabama Power Company as recorded in Real Volume 333, Page 114, in the Probate Office of Shelby County, Alabama; (5) Easement at rear of lot for paved public road as shown by map recorded in the Probate Office of Shelby County, Alabama; (6) Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

Donald R. Murphy, grantor herein, is one and the same person as Donald K. Murphy who took title to the above property by Deed Recorded in Book 291, page 61 in the Probate Office of Jefferson County, Alabama.

Inst # 1994-04354  
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~~ do for myself ~~(co-grantor)~~ and for my ~~(co-grantees)~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(co-grantor)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~(co-grantees)~~ 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 28th day of January, 1994

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Donald R. Murphy (Seal)  
Donald R. Murphy (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January A. D., 1994

John L. Hartman, III  
Notary Public.