

Send Tax Notice To:

James E. Mulvaney, Jr. ¹⁵⁰⁰
316Aisan Forest
Westover Alabama 35185
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Ten and 00/100'S * (\$10.00)**

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

J. Phillip Lafferty and Cindy K. Lafferty, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

James E. Mulvaney, Jr. and Bettie D. Mulvaney

(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:

See Exhibit "A" Attached Hereto for Legal Description

Subject to Ad Valorem taxes for the year 1993 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

Inst # 1994-04431

02/09/1994-04431
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NJS 15.00

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 31st day of December, 1993.

J. Phillip Lafferty

J. Phillip Lafferty
Cindy K. Lafferty

Cindy K. Lafferty

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Phillip Lafferty and Cindy K. Lafferty, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 1993.

W. Russell Beals, Jr.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

FILE NO.: DEED

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242-4818
(205) 991-9344

FILE NO.: 93513SH
Parcel 1
Lafferty to Mulvaney

EXHIBIT "A"

A Parcel of land located in Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 19 South, Range 1 East, thence, run North 85°09'24" East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 925.53 feet; thence, run North 04°50'36" West for a distance of 263.92 feet to the Point of Beginning; thence, run North 04°50'36" West for a distance of 380.67 feet; thence, run North 84°52'39" East for a distance of 485.87 feet; thence, run South 64°42'12" East for a distance of 256.82 feet to the Westerly Right of Way Line of Shelby County Highway #55, said point being of a curve to the left having a central angle of 08°23'08" and a radius of 948.42 feet, and a chord bearing of South 04°17'07" West; thence, run along the arc of said curve for a distance of 138.81 feet; thence, leaving said right of way, run 84°09'26" West for a distance of 182.07 feet; thence, run South 86°23'41" West for a distance of 191.46 feet; thence, run South 59°25'21" West for a distance of 350.37 feet to the Point of Beginning. Containing 4.0 acres more or less.

SHIRLEY A. ABRAHAMSON, S.C.
Notary Public
Shelby County, Alabama
My Comm. Expires 12/31/94

Inst # 1994-04431

02/09/1994-04431
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MJS 15.00