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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Eddie Murphy

(Address) 206 Shelby 83 North
Harpersville, Al. 35978

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Beulah H. Osborne, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Beulah H. Osborne, Vicki Murphy and Eddie Murphy

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

Shelby

County, Alabama to-wit:

PARCEL I:

A tract of land in the North West 1/4 of the North East 1/4 of Section 28, Township 19, Range 2 East and more particularly described as follows: Begin at the point of intersection of the north line of the Atlantic Coastline Railroad R/W and the West line of the public road leading from Harpersville to Sterrett; thence run along said railroad R/W in a Westerly direction 350.92 feet; thence turn right 98 degrees 47 minutes 07 seconds and run 237.99 feet; thence turn right 89 degrees 12 minutes 53 seconds and run 384.24 feet to the afore said West R/W line of said road and a point of curve to the right with a radius of 1234.38 feet. A central angle of 6 degrees 10 minutes 22 seconds; thence turn 101 degrees 38 minutes 50 seconds to tangent and run along said curve and said R/W 150.95 feet; thence continue along last course 94.56 feet to the point of beginning.

PARCEL II:

A tract of land in the Northwest quarter of the Northeast quarter of Section 28, Township 19, Range 2 East, and more particularly described as follows: Commence at the point of intersection of the North line of the Atlantic Coastline Railroad right-of-way and the West line of the public road leading from Harpersville to Sterrett; thence run along said railroad right-of-way in a Westerly direction 350.92 feet thence turn 98 degrees 47 minutes 07 seconds and run 237.99 feet to the point of beginning; thence continue last described course for 114.50 feet to an iron; thence 82 degrees 05 minutes 48 seconds right run Northeasterly for 214.51 feet; thence 98 degrees 24 minutes 40 seconds right run Southeasterly for 111.32 feet; thence 80 degrees 42 minutes 24 seconds right run Southwesterly for 214.0 feet to the point of beginning. THE ABOVE DESCRIBED PROPERTY IS NOT THE

Situated in Shelby County, Alabama. HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE. ***

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 (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, I have hereunto set my hand(s) and seal(s), this 29

day of September, 1994

WITNESS:

____ (Seal)

Beulah H. Osborne (Seal)
Beulah H. Osborne

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

TALLADEGA COUNTY }

the undersigned authority

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

hereby certify that Beulah H. Osborne, a married woman

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 29 day of September A. D., 19 94

***SUBJECT TO EXISTING MORTGAGE TO CITY BANK OF CHILDERSBURG RECORDED AS INSTRUMENT NUMBER 1994-20904 MY COMMISSION EXPIRES AUGUST 14, 1995