

500-10

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, **Keith Murphy** and wife, **Kathy Murphy** herein referred to as Grantors, in hand paid by **Harold Miller** and wife, **Julia Faye Miller** herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 19 South, Range 2 East, run East along the South boundary of said Section line a distance of 330.12 feet to the point of beginning; thence left 90-01-16 a distance of 1278.59 feet; thence right 89-01-03 a distance of 165.08 feet; thence right 90-58-57 a distance of 1492.76 feet; thence right 92-17-46 a distance of 165.19 feet; thence right 87-42-14 a distance of 204.72 feet to the point of beginning. Said lot contains 5.6 acres more or less. Less and except an Alabama Power Company right of way and a colonial pipeline easement as shown on survey.

Title not examined by Preparer.

Description furnished by Grantees.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 27 day of Jan., 1997.

Keith Murphy
Keith Murphy
Kathy Murphy
Kathy Murphy

06/24/1997-19736
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.30

Inst # 1997-19736

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Keith Murphy and wife, Kathy Murphy whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Janu, 1997.

Mary Lou Reynolds
NOTARY PUBLIC
My Commission Expires:

This document prepared by:

A. Bruce Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Harold and Julia Faye Miller

Inst # 1997-19736

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GDE HCD 11.30