

SEND FAX TO: (Name) Mr. Bobby Ray Sellers
205 L & M Trace
(Address) Shelby, Alabama 35143

this instrument was prepared by

Name) Mike T. Atchison, Attorney
P.O. Box 822
Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS, \$500.00
SHELBY COUNTY

That in consideration of The exchange of deeds to establish new lot lines DOLLARS

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

James C. Murphy, Jr. and wife, Iva E. Murphy

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby Ray Sellers, Jr. and wife, Tracy L. Sellers

(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 13A, according to the proposed resurvey of Lots 12, 13, and 14, of Murphy's Fishing Camp, being more particularly described as follows:
Commence at the SE corner of Section 2, Township 24 North, Range 15 East; thence run north along the East line thereof for 1064.00 feet; thence 90 degrees 00 minutes 00 seconds left run West for 240.00 feet; thence 90 degrees 3 minutes 21 seconds right run Northerly for 263.00 feet to the point of beginning; thence 359 degrees 59 minutes 53 seconds right run Northerly for 119.50 feet; thence 75 degrees 1 minutes 34 seconds left run northwesterly for 84.23 feet; thence 18 degrees 52 minutes 3 seconds right run Northwesterly for 128.07 feet; thence 79 degrees 27 minutes 23 seconds left run Southwesterly for 144.67 feet; thence 77 degrees 11 minutes 3 seconds left run Southeasterly for 129.92 feet; thence 57 degrees 12 minutes 16 seconds left run Easterly for 218.56 feet to the point of beginning.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

06/18/1998-22665
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.00

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, we have hereunto set our hand(s) and seal(s), this 16th day of June, 1998.

WITNESS:

(Seal) James C. Murphy, Jr. (Seal)
(Seal) Iva E. Murphy (Seal)
(Seal) Iva E. Murphy (Seal)

STATE OF ALABAMA }
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Murphy, Jr. and wife, Iva E. Murphy whose names 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 16th day of June, A.D., 1998
Notary Public
My Commission Expires April 6, 1999

Inst # 1998-22665