

SEND TAX NOTICE TO:  
(Name) **Howell Pryor Murphree and  
Ruth Lamon Murphree**  
(Address) **P. O. Box 1375  
Columbiana, AL 35051**

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Seventy-five Thousand and no/100 Dollars (\$175,000.00)**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Hayden B. Morris and wife, Elizabeth M. Morris** (herein referred to as grantors), do grant, bargain, sell and convey unto **Howell Pryor Murphree and wife, Ruth Lamon Murphree** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West, and run North along the West line of said Section 540 feet to the North line of Sterrett Street in the Town of Columbiana, Alabama; thence in an Easterly direction along the North line of Sterrett Street 627.00 feet to the point of beginning; thence run North a distance of 782.5 feet to the North line of the SW 1/4 of the SW 1/4 of said Section 24; thence run East along the said 1/4 1/4 Section line a distance of 170.00 feet; thence South a distance of 782.5 feet to the North line of Sterrett Street; thence run West along the North line of Sterrett Street a distance of 170.00 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT the street right of way or easement conveyed to the City of Columbiana as recorded in Deed Book 291, page 175, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for 1999 and subsequent years; 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
2. Right of way for road conveyed to City of Columbiana, recorded in Deed Book 291, page 175 in Probate Office of Shelby County, Alabama.
3. Right of way to City of Columbiana recorded in Deed Book 233, page 655 in Probate Office.
4. Easement to South Central Bell as recorded in Deed Book 312, page 458 in Probate Office.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

02/23/1999-07481  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 186.00

Inst • 1999-07481

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22<sup>nd</sup> day of Feb, 1999.

Hayden B. Morris (SEAL)  
Hayden B. Morris

Elizabeth M. Morris (SEAL)  
Elizabeth M. Morris

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hayden B. Morris and Elizabeth M. Morris**, 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 22<sup>nd</sup> day of Feb, 1999.

Laura Brasher (SEAL)  
Notary Public

Inst # 1999-07481

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