

1936

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Don Murphy Real Estate Corporation, Inc
(Address) Don Murphy, President
2105 Old Montgomery Highway
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of EIGHTY THOUSAND AND NO/100THS (\$80,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Clifton Wells and wife, Vernell Smith Wells

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Don Murphy Real Estate Corporation, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of said Section 2, thence run East along the North 1/4-1/4 line 23.79 feet to the east right-of-way of Shelby County Highway #261, thence turn right 111 deg. 29 min. 24 sec. and run southwest along said right-of-way 250.50 feet to the point of beginning; thence turn left 111 deg. 29 min. 24 sec. and run East 354.08 feet, thence turn right 111 deg. 30 min. 03 sec. and run southwest 402.68 feet, thence run right 89 deg. 57 min. 32 sec. and run northwest 329.39 feet to a point on the east right-of-way of said highway, thence turn right 90 deg. 00 min. 00 sec. and run northeast along said right-of-way 273.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

BOOK 177 PAGE 36

1. Doc. Fee	<u>80.00</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>83.50</u>

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WARRANT
88 MAR 28 AM 9:20
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 24th day of March, 19 88

_____ (Seal)	<u>Clifton Wells</u> (Seal)
_____ (Seal)	<u>Vernell Smith Wells</u> (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA } **General Acknowledgment**
SHELBY County }

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that Clifton Wells and wife, Vernell Smith Wells

whose name(s) are signed to the foregoing conveyance, and who are is 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 24th day of March, 19 88

3/10/91
My Commission Expires: _____ Notary Public