

This instrument was prepared by

(Name) Don Murphy Real Estate Co., Inc.

(Address) P.O. BOX 1015

Pelham, Al. 35124  
WARRANTY DEED

998



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-8600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand and NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Donald R. Murphy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto E & M Builders Inc.

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

Lot 91, according to the survey of Navajo Hills, 9th Sector,  
as recorded in Map Book 10, Page 84, A&B in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County,  
Alabama

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

This property is not a homestead property or Grantor or his  
wife as defined by the Code of Alabama.

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 en-  
cumbrances, 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 12<sup>th</sup> day of April, 1990 Donald R. Murphy

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 APR 16 AM 8:42

James W. Chandler, Jr.  
JUDGE OF PROBATE

(SEAL)

(SEAL)

(SEAL)

Donald R. Murphy (SEAL)

1. Deed Tax	\$ 19.00	(SEAL)
2. Mtg. Tax	\$ 3.50	
3. Recording Fee	\$ 3.00	
4. Indexing Fee	\$ 1.00	
5. No Tax Fee	\$ 1.00	(SEAL)
6. Certified Fee	\$ 1.00	
Total	\$ 28.50	

STATE OF Alabama }  
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that Donald R. Murphy

a Notary Public in and for said County,

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of April, A.D. 1990

Martha S. Ferguson  
Notary Public