

This instrument was prepared by

SEND TAX NOTICE TO:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Yeilding, Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

William G. Murray

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-One Thousand Five Hundred Dollars (\$41,500.00), to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Sylvia Carolyn Short Baggett, a married woman, herein referred to as GRANTOR, do grant, bargain, sell and convey unto William G. Murray, herein referred to as GRANTEE, the following described real estate situated in Shelby County, Alabama to-wit:

From the northeast corner of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West run westerly along the north boundary line of said SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West for 561.74 feet; thence turn an angle of 134 deg. 54 min. to the left and run southeasterly 819.88 feet, more or less to a point on the southeast right of way line of County Road No. 27 (Cahaba Valley Road) for the point of beginning of the land herein described; thence turn an angle of 91 deg. 18 min. 20 sec. to the right and run southwesterly along the southeast right of way line of said road for 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run southeasterly for 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run northeasterly 214.79 feet; thence turn an angle of 91 deg. 18 min. 20 sec. to the left and run northwesterly 210.05 feet, more or less, to the point of beginning. This land being a part of the SW 1/4 of the NE 1/4 and part of the SE 1/4 of NE 1/4 of Section 23, Township 19 South, Range 2 West.

Also from the northeast corner of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West run westerly along the north boundary line of said SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West for 561.74 feet; thence turn an angle of 134 deg. 54 min. to the left and run southeasterly 819.88 feet, more or less, to a point on the southeast right of way line of County Road No. 27 (Cahaba Valley Road); thence turn an angle of 91 deg. 18 min. 20 sec. to the right and run southwesterly along the southeast right of way line of said Road for 210.0 feet to the point of beginning of the land herein described; thence continue southwesterly along the southeast right of way line of said road for 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run southeasterly 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run northeasterly for 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run northwesterly 210.0 feet to the point of beginning. This land being a part of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West.

All being situated in Shelby County, Alabama.

Subject to (1) Ad valorem taxes and other assessments for 1994, not yet due and payable; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 542 and Deed 139 page 420 in Probate Office; (3) Current taxes, covenants, easements and restrictions of record; (4) Mineral and

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002 MCD 52.50

Inst # 1994-08075

mining rights not owned by GRANTOR.

THE ABOVE DESCRIBED PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD OF GRANTOR OR GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

8th IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of March, 1994.

Sylvia Carolyn Short Baggett (Seal)
Sylvia Carolyn Short Baggett

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sylvia Carolyn Short Baggett, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 1994.

Mary P. Thontr
Notary Public

DED-MUR2

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