

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Robin L. Murphy
218 Meadowcroft Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SIX THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$166,300.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, DeBo Construction Company, Inc., a corporation, (herein referred to as Grantors) do grant, bargain, sell and convey unto Robin L. Murphy (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initials *WMB* *RFM*

Lot 18, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.

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

\$133,040.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And it does for itself, its successors and assigns covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that its successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Carlton Denard, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 23rd day of April, 1999.

DeBo Construction Company, Inc.

By: *Carlton Denard*
Carlton Denard, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carlton Denard whose name as President of DeBo Construction Company, Inc., a corporation, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of April, 1999.

Frank Bynum
Notary Public

My Commission Expires: 11/20/2000

Inst # 1999-17744

04/28/1999-17744
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 42.00