


THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Authentic Building Company, LLC

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20030822000555850 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
08/22/2003 09:27:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Seventy-Four Thousand and No/100 Dollars (\$274,000.00), and other good and valuable consideration, paid to the undersigned grantor, Murphy Building & Development Co., Inc., an Alabama corporation ("Grantor"), by Authentic Building Company, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lots 1, 3, 4, 8, 9, 33, 37 and 47, according to the Survey of Panther Ridge, as recorded in Map Book 31, at Page 118, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Building setback line(s) and easement(s) as shown by plat; (3) Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property; (4) Declaration of Protective Covenants as set out in Instrument # 2003-490750, in the Probate Office; (5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139, at Page 60, in the Probate Office; (6) Restrictions, limitations, conditions and other provisions as set out in Map Book 31, at Page 118, in the Probate Office; (7) Easement for underground utilities granted to Alabama Power Company to be recorded.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

And Grantor does for its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the

15<sup>th</sup> day of August, 2003.

**WITNESS:**

A. Marshall

Murphy Building & Development Co., Inc.

By:

Donald R. Murphy  
Donald R. Murphy  
as its President

\$274,000 of the purchase price recited above  
was paid from mortgage loan closed  
simultaneously herewith.

Cahoba Title, Inc.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, whose name as President of Murphy Building & Development Co., Inc., an Alabama 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 1<sup>st</sup> day of August, 2003.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/13/2007