


319,100.00

## WARRANTY DEED



20031218000815190 Pg 1/1 331.00  
Shelby Cnty Judge of Probate, AL  
12/18/2003 13:11:00 FILED/CERTIFIED

THE STATE OF Alabama  
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Christopher Lee Murphy, by Beverly G. Clark his attorney in fact and Melanie K. Murphy, by Beverly G. Clark her attorney in fact, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

State of Alabama County of Shelby

Lot 213, according to the Survey of BENT RIVER COMMONS, 2ND SECTOR, as recorded in Map Book 25, Page 25, in the Probate Office of Shelby County, Alabama.

\$ 0.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4112 Bent River Lane, Birmingham, AL 35216, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 2nd day of December, 2003.

*Christopher Lee Murphy, By Beverly G. Clark*  
*B. Clark, his attorney in fact* (Seal)  
Christopher Lee Murphy, by Beverly G. Clark  
his attorney in fact

*Melanie K. Murphy, By Beverly G. Clark*  
*Her attorney in fact* (Seal)  
Melanie K. Murphy, by Beverly G. Clark her  
attorney in fact