



20040224000093000 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/24/2004 08:28:00 FILED/CERTIFIED

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

BRIAN BELL
58 Rainbow Ln
Shelby Ala 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY ONE THOUSAND THREE HUNDRED TEN DOLLARS and NO/00 (\$31,310.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **RICHARD MURPHY AND WIFE, DOROTHY MURPHY** grant, bargain, sell and convey unto, **BRIAN BELL** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A"
Situating in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$31,310.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20TH day of February, 2004.

Richard Murphy
Richard Murphy

Dorothy Murphy
Dorothy Murphy

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Murphy and Dorothy Murphy, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2004.

Mike T. Atchison
Notary Public

My Commission Expires: ~~10-16-04~~
2-20-07

Exhibit "A"
Legal Description

Parcel A, according to the map of Murphy Re-Survey, a Minor Subdivision, as recorded in Map Book 32, Page 116, in the Probate Office of Shelby County, Alabama.