

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124



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Shelby Cnty Judge of Probate, AL
08/28/1974 12:00:00AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand Five Hundred and no/100 -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John C. Murphy and wife, Mary J. Murphy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Birmingham Kennel Club, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama bounded on the North by Alabama Highway #25 and a County road known as the Butter & Egg road and on the West by said Butter & Egg Road described as: From the Northeast corner of said NW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 1 West run South along East boundary of said NW 1/4 of NW 1/4 128.5 feet to a point on the South boundary of right of way of Alabama Highway #25 to the point of beginning; thence continue aforesaid line 122.0 feet South to a point on the South boundary of a 100 foot easement to the Alabama Power Company; thence turn 68 deg. 56' to the right and run 936.8 feet to a point on tangent of said Butter & Egg Road; thence turn 90 deg. 37' to right and run 487.9 feet along tangent of said road; thence turn 96 deg. 47' to the right and run along said tangent to said road 296.7 feet to a point on the North boundary of said NW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 1 West; thence turn 9 deg. 08' to the right and run along North boundary of said NW 1/4 of NW 1/4 a distance of 292.7 feet to a point on the South boundary of Alabama Highway #25 right of way; thence turn 14 deg. 53' to the right and run along South boundary of said Highway #25 right of way a distance of 333.5 feet to a concrete monument at point of curve at Station 186+80 of said Highway #25; thence run 139.5 feet along curve whose degree of curve is 4 deg. 00' to the point of beginning, containing 7.88 acres, more or less. Subject to easements and restrictions of record. 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 27th

day of August, 1974

(Seal)

(Seal)

(Seal)

John C. Murphy
Mary J. Murphy

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Murphy and wife, Mary J. Murphy whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August

A. D. 1974

Patricia M. Spivey

Notary Public