

This instrument was prepared by

(Name) Mitchell A. Spears  
P.O. Box 91  
(Address) Montevallo AL 35115

This Form furnished by:

**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

276

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Three Hundred and 00/100 (\$3,300.00), and other good and valuable consideration

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

MICHAEL S. ALLEN, a married man

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

WILLIAM D. MURRAY and KENNETH W. BRAST, Grantor's undivided one-third (1/3) interest in

(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 situated in the NW  $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, described as follows:

Commence at the SE corner of the NW  $\frac{1}{4}$  of Section 3 and go West for 61.14 feet to the West Boundary of Gardner Street; thence North along said West Boundary for 427.48 feet to the Point of Beginning; thence continue along previous course for 207.19 feet; thence North 88 deg. 35 min. 30 sec. West for 218.52 feet; thence South 00 deg. 09 min. 40 sec. East for 182.76 feet; thence South 82 deg. 13 min. 00 sec. East to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

The real estate herein conveyed is neither the homestead of Grantor, nor is it contiguous thereto.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27 day of April, 1987.

NOTARY

PUBLIC

S. 13114

(SEAL)

(SEAL)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

INSTRUMENT WAS FILED

(SEAL)

1987 MAY -5 AM 10: 10

1. Notary

3.50

2. Big Tax

(SEAL)

3. Recording Tax

2.50

4. Notary Fee

1.00

(SEAL)

Michael S. Allen

Michael S. Allen

STATE OF Alabama  
Shelby COUNTY }

JUDGE OF PROBATE

TOTAL

7.00

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that  
Michael S. Allen

a Notary Public in and for said County,

whose name(s) 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 27 day of April A.D. 1987

  
 9/89  
 Notary Public