

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Scott Edward Tucker
(Address) 5057 Shelby Dr
Prichard AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$8,250.00) DOLLARS

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

DONALD R. MURPHY and wife, MARTHA ANN MURPHY

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

SCOTT EDWARD TUCKER, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 63, according to the map of Southern Hills, as recorded in Map Book 7 page 72, Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Southern Hills Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 7-1/2 foot easement on the East and South sides.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 25 page 684 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 103 page 171, Deed Book 220 page 46 and Deed Book 220 page 410 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 315 page 215 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 114 page 432 in Probate Office of Shelby County, Alabama.

\$7,250.00 of the purchase price recited above was paid from a mortgage loan closed 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 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 11th day of December, 19 87

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1987 DEC 14 AM 8:49

Thomas A. Shivers
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned in said State, hereby certify that Donald R. Murphy and wife, Martha Ann Murphy

whose name(s) we 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 11th day of December, 19 87

Donald R. Murphy (Seal)
Donald R. Murphy
Martha Ann Murphy (Seal)
Martha Ann Murphy

1. Deed Tax \$ 1.00 (Seal)
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

a Notary Public in and for said County,

Donald R. Murphy