



1021
american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) J. Richard Duke of J. Richard Duke, P.C. 500

(Address) #1 Independence Plaza, Suite 710, Birmingham, Alabama 35209

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00), love and affection 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, John C. Adams and wife, Ellen Mae Deer Adams

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

all of their right, title and interest to

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

SEE EXHIBIT A ATTACHED

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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 GRANTEE(S), their heirs and assigns, that I (we) 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 GRANTEE(S), 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 25th day of January, 1989

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Donna C. Scott, a Notary Public in and for said County, in said State, hereby certify that John C. Adams and wife, Ellen Mae Deer Adams, whose names 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 25th day of

January A. D., 1989

RE / Box 228

Donna C. Scott

Notary Public

EXHIBIT A

Parcel I:

All that part of the North half (1/2) of the North half (1/2) of Section 7, Township 18 South Range 2 East which lies Northwest of county road 43. Less and except the following parcels:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4, Section 7, Township 18 South, Range 2 East, thence run East along the North line of said 1/4 1/4 Section a distance 308.79 feet; thence turn a deflection angle of 90 degrees 00 min. to the right and run a distance of 200.00 feet, to the point of beginning; thence continue in the same direction a distance of 635.21 feet; thence turn a deflection angle of 118 degrees 01 minutes 45 seconds to the left and run a distance of 470.14 feet; thence turn a deflection angle of 61 degrees 58 minutes 15 seconds to the left and run a distance of 414.28 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run a distance of 415.00 feet, to the point of beginning. Situated in the NE 1/4 of the NW 1/4, Section 7, Township 18 South, Range 2 East, Shelby County, Alabama.

Commence at the Northwest corner of the NE 1/4 of the NW 1/4, Section 7, Township 18 South, Range 2 East, thence run east along the North line of said 1/4-1/4 section a distance of 308.79 feet; thence turn a deflection angle of 90 degrees 00' to the right and run a distance of 165.00 feet to the point of beginning; thence continue in the same direction a distance of 156.52 feet; thence turn a deflection angle of 116 degrees 33' 54" to the right and run a distance of 170.00 feet; thence turn a deflection angle of 90 degrees 00' 00" to the right and run a distance of 140.00; thence turn a deflection angle of 90 degrees 00' 00" to the right and run a distance of 100.00 feet to the point of beginning. Situated in Section 7, Township 18 South, Range 2 East, Shelby County, Alabama.

Parcel II:

The Northeast quarter of the Northeast quarter of Section 12, Township 18, Range 1 East. Also, the Southwest quarter of the Southwest quarter of Section 6, Township 18, Range 2 East. Also, the Southeast quarter of the Southeast quarter of Section 1, Township 18, Range 1 East.

Parcel III:

The Northwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter, Section 6, Township 18, Range 2 East, and the Northeast quarter of the Southeast quarter, Section 1, Township 18 South, Range 1 East, Shelby County, Alabama; less and except the following described property:

Commence at the Southeast corner of the southeast quarter of the Southeast quarter of the SW quarter of Section 6, Township 18 South, Range 2 East; thence, run North along the East line of said quarter-quarter-quarter section a distance of 384.75 feet; thence, turn an angle of 106 degrees, 14 minutes, 00 seconds, to the left and run a distance of 250.31 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence, turn an angle of 90 degrees, 00 minutes to the right and run a distance of 210 feet; thence, turn an angle of 90 degrees, 00 minutes to the right and run a distance of 210.00 feet; thence, turn an angle of 90 degrees, 00 minutes to the right and run a distance of 210.00 feet to the point of beginning. Situated in the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 6, Township 18 South, Range 2 East, Huntsville Meridian.

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Less and except the following:

Also, an easement for a drive described as: 15 feet either side of a center line described as:

Commence at the Southeast corner of the Southeast quarter of the Southeast quarter of the Southwest quarter, Section 6, Township 18 South, Range 2 East, thence, run north along the east line of said quarter-quarter-quarter section a distance of 384.75 feet; thence, turn an angle of 106 degrees 14 minutes, 00 seconds to the left and run a distance of 250.31 feet; thence, turn an angle of 90 degrees, .00 minutes to the right and run a distance of 89.50 to the point of beginning of said centerline; thence, turn an angle of 67 degrees, 11 minutes, 45 seconds to the right and run a distance of 273.41 feet; thence, turn an angle of 37 degrees, 38 minutes, 43 seconds to the left and run a distance of 164.41 feet; thence turn an angle of 13 degrees, 0 minutes, 53 seconds, to the left and run a distance of 380 feet to the point of ending. Situated in the Southeast quarter of the Southwest quarter Section 6, Township 18 South, Range 2 East, Huntsville Meridian.

All of subject property situated in Shelby County, Alabama.

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

This property does not constitute the homestead of the grantor.

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BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 DEC 15 PM 12:27

James A. Snowdon, Jr.
JUDGE OF PROBATE

| | |
|------------------------|---------|
| 1. Deed Tax ----- | \$.50 |
| 2. M.G. Tax ----- | \$.50 |
| 3. Recording Fee ----- | \$ 1.00 |
| 4. ----- | \$.50 |
| 5. ----- | \$.50 |
| 6. ----- | \$.50 |
| Total ----- | \$ 1.00 |