

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Rebecca Ann Cox

(Address) 407 Gardner Street

Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Seven Thousand, Five Hundred and 00/100, (\$47,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William D. Murray, a married man and Kenneth W. Brast, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Rebecca Ann Cox

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

Shelby County, Alabama, to-wit:

Unit #3, according to the survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, page 56 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage from Grantee, on even date herewith, in favor of Troy & Nichols, Inc., in the sum of \$47,799.00.

18 foot general use easement, including pedestrian access North as shown by record map.

15 foot general use easement, including pedestrian access South as shown by record map.

Restrictions appearing of record in Real 299, page 688, in the Probate Office of Shelby County, Alabama.

Permit to Alabama Power Company as recorded in Real 291, page 1 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto setforth in Real 90, page 63, in the Probate Office of Shelby County.

The real estate herein described does not constitute the homestead of either of the above designated Grantors, nor that of their spouses, neither is it contiguous thereto.

1
2
3
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6
Total	...	7.50

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 22nd day of August, 19 90

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

90 AUG 23 AM 9:19

William D. Murray (Seal)
William D. Murray (Seal)
Kenneth W. Brast (Seal)

STATE OF ALABAMA
SHELBY

County Shelby General Acknowledgment

I, the undersigned authority a Notary Public in and for said County,
in said State, hereby certify that William D. Murray and Kenneth W. Brast

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of August, 19 90

8/93

M A Spears