

This instrument was prepared by
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ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

1760
Send Tax Notice to:
(Name) Irene Day
(Address) 413 Gardner Street
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Two Thousand and 00/100, (\$42,000.00) 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
Irene Day

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

Unit #6, 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 in favor of Troy & Nichols, Inc. executed by
Grantee herein, on even date herewith, in the sum of \$42,246.00.

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.

5 foot general use easement, including pedestrian access West 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, Alabama.

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

1. Paid Tax COLLECTED
2. 2.50
3. 3.50
4. 7.50
5. 1.00
6. 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 17th
day of August, 19 90

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
90 AUG 23 AM 9:25
(Seal)

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

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE
County } 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 17th day of August, 19 90