

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

35  
Send Tax Notice to:

(Name) K. E. Umfress

(Address) 2101 Garland Circle

Vestavia Hills

**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  
K. E. Umfress

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

A part of Lot 7, according to the map and survey Shaw Villas Phase 2, as recorded in Map Book 14, Page 115, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of Lot 7, Shaw Villas, Phase 2, for the Point of beginning; thence North 89 degrees 26 minutes 36 seconds West and run 81.27 feet; thence South 00 degrees 09 minutes 40 seconds East and run 80.82 feet; thence North 47 degrees 31 minutes 38 seconds East and run 112.17 feet; thence North 82 degrees 12 minutes 42 seconds East and run 1.7 feet; thence North 00 degrees 45 minutes 41 seconds East and run 4.04 feet to the point of beginning.

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

SUBJECT TO:

Property Taxes for 1991 and subsequent years.

15 foot General use Easement including Pedestrian Access West and South as shown on record map. 5 foot General use Easement including Pedestrian Access Easterly as shown on record map. 18 foot General use Easement including Pedestrian Access on the Northeast side of property as shown on record map. Easement of varying width for General use Easement including pedestrian access on the Northerly side of property as shown on record map. Restrictions appearing of record in Real 299, page 688 and amended in Real 324, Page 269, in the Probate Office of Shelby County, Alabama. Permit to Alabama Power Company as setforth in Real 291, page 1 and Real 333, Page 182, as recorded in 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.

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 19th day of August, 19 91

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
(Seal)

91 AUG 21 AM 9:56  
(Seal)

William D. Murray (Seal)  
William D. Murray

Kenneth W. Brast (Seal)  
Kenneth W. Brast

(Seal)

Deed TAX 42.00  
Rec 3.50  
Ind 3.00  
Cen 1.00  
48.50

STATE OF ALABAMA  
SHELBY

JUDGE OF PROBATE  
County }

General Acknowledgment

I, the undersigned authority in said State, hereby certify that William D. Murray and Kenneth W. Brast

a Notary Public in and for said County,

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 19th day of August, 19 91

8/93

[Signature]