

This instrument was prepared by
Richard K. Mauk, Attorney
(Name) 2001 Park Place North, suite 550
(Address) Birmingham, AL 35203

Send Tax Notice To: Francis G. & Nancy S. Murphy
name 405 Wilderness Road
Pelham, AL 35124
address

WARRANTY DEED-

STATE OF ALABAMA } **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY }

That in consideration of . . . Eighty Three Thousand Nine Hundred and no/100-----DOLLARS-----

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

Benny Cleve Casey and wife, Wanda Gail W. Casey

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Francis G. Murphy and Nancy S. Murphy

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

Lot 23, Block 1, according to the survey of Cahaba Valley Estates, First sector, as recorded in Map Book 5 Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Inst # 1992-11268

LESS AND EXCEPT:

1992 Property Taxes
All easements, rights and restrictions.

06/15/1992-11268
02:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 23.50

"\$67,100.00 of the purchase price recited herein was paid by a Mortgage closed simultaneously herewith."

TO HAVE AND TO HOLD to the said grantees, 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 am (we are) 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.....12th.....
day of **June**, 19 **92**.

Benny Cleve Casey (Seal)
Benny Cleve Casey
Wanda Gail W. Casey (Seal)
Wanda Gail W. Casey
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, **Tracey L. Vaughn**, a Notary Public in and for said County, in said State, hereby certify that **Benny Cleve Casey and wife, Wanda Gail W. Casey**, whose name 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 12th day of

June, A. D., 19 92.
Tracey L. Vaughn
Tracey L. Vaughn
Notary Public