

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
William Murray

5521 Cahaba Valley Road
Birmingham, AL

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Fifty Thousand and no/100's Dollars** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Julia A. Finch, unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **William Murray** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the NW 1/4 of the SE 1/4 and the South 1/2 of the NE 1/4 lying South of Highway #119 in Section 23, Township 19 South, Range 2 West, Shelby County, Alabama.

Less and Except:

That part conveyed to (1) Sylvia Carolyn Short by Deed 245, page 302; (2) Charlotte Finch Thorton as described in Real 251, page 815; (3) and any portion which could overlap with the property owned by Emma Jo Todd as described in Real 110, page 283; (4) and that portion owned by the State of Alabama by Deed 114, page 579; (5) and that part owned by Salley E. Sorrell, ect. as described in Deed 286, page 722. All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way granted to Alabama Power Company recorded in Volume 101, page 542, and Volume 139, page 420.
3. Less and except any part of subject property lying within any road right of way.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

This property is not the homestead of the grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of December, 1993.

X Julia A. Finch (Seal)
Julia A. Finch

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia A. Finch, unmarried whose name is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of December, 1993.

[Signature]
Notary Public
Affix Seal

Inst # 1993-41250

12/23/1993-41250
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 58.50

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