

THIS INSTRUMENT PREPARED BY:
DON MURPHY REAL ESTATE CO., INC.
P.O. BOX 1015
PELHAM, AL 35124

SEND TAX NOTICE TO:
RODNEY B. DENMAN
2162 HWY. 31 SOUTH
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF TWENTY TWO THOUSAND AND NO/100 (\$22,000.00) DOLLARS, TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, I, DONALD R. MURPHY, A MARRIED MAN, (REFERRED TO HEREIN AS GRANTOR), DO HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO RODNEY B. DENMAN (HEREIN REFERRED TO AS GRANTEE), THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 8, according to the Survey of Oldham Station, recorded in Map Book 14, Page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Building setback line of 35 feet reserved from Oldham Circle as shown by record plat; (3) Restrictions, covenants and conditions as set out in instrument recorded in Real 305, Page 272, and Map Book 14, Page 64, in the Probate Office.

Donald R. Murphy is one and the same person as Donald K. Murphy, the grantee in that certain deed recorded in Book 291, Page 361, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of grantor herein.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, and assigns, covenant with the said grantee, its successors 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 and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of December, 1993.

WITNESSES:

Dinah Scott

Donald R. Murphy
Donald R. Murphy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy, 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 executed the same voluntarily on the same day the same bears date.

Given under my hand and seal this 28th day of December, 1993.

Dinah Scott
NOTARY PUBLIC
Inst # 1994-00029

My Commission Expires: Aug 22, 1997

01/04/1994-00029
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 30.50

Inst # 1994-00029

Alabama Title