

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL BY THESE PRESENTS, that in consideration of Two Hundred Three Thousand Eight Hundred & Five no/100 Dollars (\$203,805.00), to the undersigned grantor, **David "Spud" Bishop Contractor, Inc.**, an Alabama corporation, (the "Grantor"), in hand paid by **Donald W. Murphy and Sandra G. Murphy**, husband and wife (hereinafter collectively referred to as the "Grantees") the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees the following described real estate, situated in Shelby County, Alabama to wit:

Lot 31, according to the survey of The Highlands, Second Sector, as recorded in map Book 18, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO AND EXCEPT FOR:

1. 1995 Ad Valorem Taxes.
2. Restrictions appearing of record in Instrument No. 1994-9291.
3. 35 foot building setback line and easements of varying width across the rear of said Lot as shown on recorded plat.
4. Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument No. 9407/0402.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

01/17/1995-01284
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 55.00

Jim Davis

st # 1995-01284

IN WITNESS WHEREOF, the said Grantor by its President
David W. Bishop, who is authorized to execute this conveyance, has hereto set its signature
and seal, this the 13 day of January, 1995.

DAVID "SPUD" BISHOP
CONTRACTOR, INC.,
an Alabama corporation

By: David W. Bishop
Its: President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
David W. Bishop whose name as the President of David "Spud" Bishop Contractor,
Inc., an Alabama corporation, 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, as
such officer and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand this 13 day of January, 1995.

[Signature]
Notary Public
My Commission Expires: 2/2/95

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Donovan, Vann & Richey
1 Independence Plaza
Birmingham, AL 35209
(205) 879-6660

SEND TAX NOTICE TO:

Mr. and Mrs. Donald W. Murphy
801 Hillshire Drive
Birmingham, AL 35244

RE-1744

Inst # 1995-01284

01/17/1995-01284
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
55.00