

\$31,500.00

Send Tax Notice to:
James & Lisa Holmes
3500 Clayton Place
Birmingham, Alabama 35216

STATE OF ALABAMA)
 :
SHELBY COUNTY)

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, MURRAY FAMILY, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by JAMES F. HOLMES and wife, LISA H. HOLMES (hereinafter together 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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 1.41 Acres more or less, located in the East half of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the Quarter line 1050.00 feet to the Point of Beginning; thence an interior angle right of 92°25'37", 426.13 feet to the Northwest corner of Parcel "D" of Brook Ridge Estates (MB 17, PG 133); thence right 145°10'49", 504.20 feet; thence right 122°23'29", 288.15 feet to the Point of Beginning.

This conveyance is made subject to the following:

1. 1995 ad valorem taxes, a lien but not yet due and payable;
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 101, page 542, in the Probate Office of Shelby County, Alabama;
3. Mineral and mining rights and rights incident thereto recorded in Instrument No.'s 1993-41250; 1993-41251; 1993-41252; 1993-41253 and 1993-41254, in the Probate Office of Shelby County; and
4. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Inst # 1995-05400

MLS245306.2KOH

03/02/1995-05400
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 43.50

CM#031943/001

Inst # 1995-05400

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 24th day of February, 1995.

MURRAY FAMILY, LLC, an Alabama limited liability company

By:


WILLIAM G. MURRAY

Its: Manager

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Murray, whose name as Manager of Murray Family, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 24th day of February, 1995.


NOTARY PUBLIC

My Commission Expires: 4/19/98

Inst # 1995-05400

03/02/1995-05400
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 43.50

This Instrument Prepared By:
Maurice L. Shevin, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255