

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Donald R. Murphy
Post Office Box 1015
Birmingham, AL 35204-13753

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

05/26/1995-13753
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixty Thousand Six Hundred and No/100 Dollars (\$60,600.00) and other good and valuable consideration, to the undersigned grantors, Joel Elwyn Bearden, Jr., Ralph Webster Bearden, and Kathleen Owens as Trustees of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989, in hand paid by Donald R. Murphy, the receipt whereof is hereby acknowledged, the said Joel Elwyn Bearden, Jr., Ralph Webster Bearden and Kathleen Owens, as Trustees of the Joel E. Bearden Family Trust dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989 (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Donald R. Murphy (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 3 West; thence North 90 deg. 00 min. 00 sec. East along the southern boundary of Sugar Oaks, as recorded in Map Book 16, at Page 64, in the Office of the Judge of Probate of Shelby County, Alabama, a distance of 378.21 feet to the point of beginning; thence continue along the last described course a distance of 87.10 feet; thence South 21 deg. 34 min. 16 sec. West a distance of 664.46 feet; thence North 71 deg. 24 min. 35 sec. West a distance of 81.11 feet to the southeastern corner of a parcel of land, as recorded in Real Book 177, at Page 36, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 21 deg. 34 min. 16 sec. East along the eastern boundary of said parcel a distance of 636.65 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 119, at Page 111, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right-of-Way granted to Shelby County by instrument recorded in Deed 135, at Page 366, in the Office of the Judge of Probate of Shelby County, Alabama.

\$60,600.00 of the purchase price was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the ___ day of April, 1995.

WITNESSES:

Jerrie Woody

Joel Elwyn Bearden
Joel Elwyn Bearden, as Trustee of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989.

Jerrie Woody

Ralph Webster Bearden
Ralph Webster Bearden, as Trustee of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989.

Jerrie Woody

Kathleen Owens
Kathleen Owens, as Trustee of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel Elwyn Bearden, whose name as Trustee of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of ^{May}~~April~~, 1995.

Helen Martin
Notary Public

My commission expires: MY COMMISSION EXPIRES
FEBRUARY 13, 1999.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph Webster Bearden, whose name as Trustee of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of ^{May}~~April~~, 1995.

Helen Martin
Notary Public

My commission expires: _____
MY COMMISSION EXPIRES
FEBRUARY 13, 1996 Inst # 1995-13753

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SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen Owens, whose name as Trustee of the Joel E. Bearden Family Trust, dated November 17, 1988, as amended by the Redesignation of Trustee dated May 19, 1989, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, she, in her capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of ^{May}~~April~~, 1995.

Helen Martin
Notary Public

My commission expires: _____
MY COMMISSION EXPIRES
FEBRUARY 13, 1996