

This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577
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This instrument was prepared by:
(Name) Don Murphy Real Estate
(Address) _____

Send Tax Notice to:
(Name) Don Murphy
(Address) PO BOX 1015
PEHAM, ALA 35124

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of \$30,000.00 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Joseph R. Allen and wife, Doris G. Allen

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Donald R. Murphy

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the southwest corner of the NW 1/4 of NE 1/4 of Section 23, Township 21 South, Range 3 West; thence run in an easterly direction along the south line of the NW 1/4 of NE 1/4 for a distance of 466.90 feet; thence turn an angle to the left of 91 deg. 18 min. 30 sec. and run in a northerly direction for a distance of 102.73 feet; thence turn an angle to the right of 90 deg. 00 min. and run in an easterly direction for a distance of 40 feet; thence turn an angle to the left of 90 deg. 00 min. and run in a northerly direction for a distance of 32 feet; thence turn an angle to the right of 90 deg. 00 min. and run in an easterly direction for a distance of 213.35 feet; thence turn an angle to the right of 90 deg. 00 min. and run in a southerly direction for a distance of 210.69 feet; thence turn an angle to the left of 5 deg. 02 min. and run in a southeasterly direction for a distance of 48.0 feet to the point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 241.31 feet; thence turn an angle to the left of 100 deg. 57 min. 44 sec. and run in a northeasterly direction for a distance of 311.65 feet; thence turn an angle to the left of 92 deg. 42 min. 30 sec. and run in a northwesterly direction for a distance of 187.92 feet; thence turn an angle to the left of 76 deg. 27 min. 08 sec. and run in a southwesterly direction for a distance of 261.56 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and rights of ways 06/20/1995-16123
03:01 PM **CERTIFIED**

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th
day of June, 19 95

(Seal)

(Seal)

(Seal)

Joseph R. Allen (Seal)
Doris G. Allen (Seal)

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph R. Allen and wife, Doris G. Allen, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of June, 19 95

MY COMMISSION EXPIRES MARCH 8, 1996

My Commission Expires:

[Signature]
Notary Public

Inst # 1995-16123