

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

Send Tax Notice To: Lonnie Cummings
name
405 County Road 774
address
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THOUSAND AND NO/100----- (\$30,000.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Donald R. Murphy, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Lonnie Cummings
(herein referred to as grantee, whether one or more, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcel A
A part of Lots 8 and 9, in Block 7, according to Map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in Map Book 3 page 121, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:
Beginning at the SW corner of said Block 7; thence South 83 deg. 06 min. 18 sec. East and run a distance of 71.00 feet; thence North 06 deg. 17 min. 21 sec. East and run a distance of 100.90 feet; thence North 83 deg. 50 min. 02 sec. West and run a distance of 71.20 feet; thence South 06 deg. 10 min. 15 sec. West and run a distance of 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject property is not the homestead of the grantor.

10/23/1995-30404
03:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand (s) and seal (s), this 13th day of October 19 95
(Seal) Donald R. Murphy (Seal)
(Seal)
(Seal) (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 Donald R. Murphy, a married man 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 day the same bears date.

Given under my hand and official seal this 13th day of October A. D., 19 95
Notary Public

Inst # 1995-30404