

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

450000

NAME: B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
ADDRESS: PELHAM, AL 35124

Donald R. Murphy
P. O. Box 1015
Pelham, AL 35124

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Lonnie Cummings, an unmarried man

(herein referred to as grantor, whether one or more), 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:

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 13, Township 20 South, Range 3 West and run Easterly along the South line of said Section 13, 363.00 feet; thence turn left 99 deg. 50 min. 30 sec. and run Northwesterly, 118.84 feet; thence turn left 0 deg. 28 min. and run Northwesterly, 20.00 feet; thence turn right 101 deg. 15 min. and run Easterly 234.00 feet to a point on the North right of way of Cummins Street and the Point of beginning; thence continue along last described course along said right of way 163.45 feet to a point on the Westerly right of way of U.S. Highway #31; thence turn left 103 deg. 10 min. 41 sec. and run Northwesterly along said right of way 99.29 feet; thence turn left 85 deg. 33 min. 11 sec. and run Southwesterly, 102.21 feet; thence turn right 06 deg. 39 min. 17 sec. and run Northwesterly 37.42 feet; thence turn left 86 deg. 12 min. 25 sec. and run Southwesterly, 79.84 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Lonnie Cummings is the surviving grantee of that certain deed recorded in Real 139, Page 531; the other grantee, Myrtle Cummings having died on May 6, 1988. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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 hands(s) and seal(s), this 13th day of October, 1995

(Seal)

Lonnie Cummings (Seal)
Lonnie Cummings

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lonnie Cummings, an unmarried 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., 1995

Francis A. Murphy
Notary Public.

10/23/1995-30405
03:58 PM CERTIFIED
General Notary Public
SHELBY COUNTY, ALABAMA
001 MCO
\$8.50