

THIS DEED HAS BEEN PREPARED WITHOUT EXAMINATION OF THE TITLE TO THE PROPERTY HEREBY DESCRIBED.

SEND TAX NOTICE TO:

Grantee Henry A Virginia Russell

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

LA Office COLUMBIANA, ALABAMA 36007

Form 14-0 Rev. 5/88

WARRANTY DEED, SUBJECT TO ANY RIGHTS OF EIGHTH PARTIES, BY THE TITLE INSURANCE COMPANY, Birmingham, Alabama.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Howell Pryor Murphree and wife, Anna Ruth Murphree

hereby referred to as grantors do grant, bargain, sell and convey unto

Henry M. Russell and wife, Virginia M. Russell

hereby referred to as GRANTEE as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Parcel No. 3, according to the survey of Murphree Estates, as recorded in Map Book 11, page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Road rights of way, transmission line permits, transmission line rights of way, and easements of record.
2. Right of way to Alabama Power Company by instruments recorded in Deed Book 107, page 187 and Deed Book 133, page 58 in the office of the Judge of Probate of Shelby County, Alabama.
3. Rights of way and rights in connection therewith granted to Shelby County, Alabama by instruments recorded in Deed Book 164, page 467; Deed Book 223, page 658, and Deed Book 256, page 2, in the office of the Judge of Probate of Shelby County, Alabama.
4. Subject to restrictions and covenants of record.
5. The hereinabove described property shall not be re-subdivided without proper submission to and approval by the Shelby County Planning Commission.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever it being the intention of the parties to this conveyance, that neither the joint tenancy hereby created is severed or terminated during the joint lives of the grantors herein in the event one grantor herein survives the other, the entire interest in the lands shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I (we) are (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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

day of September 1987

WITNESS, STATE OF ALA. SHELBY CO.

1. Deed Tax \$ 13.00 (Seal)
2. Mfg. Fee 1.00 1987 SEP 11 PM 4:03 (Seal)
3. Recording Fee 3.50 (Seal)
4. Indexing Fee 1.00 (Seal)

TOTAL 18.50 JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority,

hereby certify that Howell Pryor Murphree and wife, Anna Ruth Murphree

whose name is APR signed to the foregoing conveyance, and who APR known to me, acknowledged before me

on this day, that, being informed of the contents of the foregoing, they executed the same voluntarily,

on the day the same bears date.

Given under my hand and official seal this 11 day of September A.D. 1987

Edward M. Fowler Jr.

Inst # 1996-00039
01/03/1996-00039
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 23.90

150-00039