

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Donald Phillips Construction Co., Inc.

NAME Donald R. Murphy

445 County Road 724

ADDRESS:

Calara, Alabama 35040

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 Forty-Four Thousand Seven Hundred and no/100-----(\$44,700.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, DONALD R. MURPHY, A MARRIED MAN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DONALD PHILLIPS CONSTRUCTION CO., INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 24, 25, and 26, according to the Survey of Sommersby Townhomes as recorded in Map Book 20 page 112 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

"This does not constitute any part of the homestead of the Grantor."

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-07483

03/06/1996-07483  
03:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 99A 9.30

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 GRANTEE, 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 GRANTEE, 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 1st day of March, 1996

(Seal)

X Donald R. Murphy (Seal)  
Donald R. Murphy

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy 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 1st day of March, A. D., 1996