

29608-0989

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

**Pruett, Brown, Turner
& Horsley, L.L.C.,
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209**

SEND TAX NOTICE TO:

**RICHARD G. MURDEN
VICKI A. MURDEN
2845 BRIDLEWOOD TERRACE
HELENA, AL 35080**

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY FOUR THOUSAND DOLLARS and 00/100 DOLLARS and 00/100 (\$124,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, **CORY B. CURTIS and CARMEN D. CURTIS, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **RICHARD G. MURDEN and VICKI A. MURDEN, HUSBAND AND WIFE**, (herein referred to as Grantees, whether one or more) the following described real estate, situated in **SHELBY County, ALABAMA**, to wit:

LOT 23, ACCORDING TO THE SURVEY OF BRIDLEWOOD PARC, SECTOR ONE, AS RECORDED IN MAP BOOK 17, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. Rights of parties in possession.
3. Any lien, or right of lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown by the public records.
5. Easements, or claims of easements, not shown by public records.
6. 20 foot buffer along rear lot line as shown on recorded map.
7. 20 foot building restriction line foot from Bridlewood Terrace as shown on recorded map.
8. Covenant for Storm Water Runoff Control as described under Instrument Number 1993-1339.
9. Restrictions appearing of record under Instrument Number 1991-1952.

Note: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3601, unless and only to the extent that the covenant (a) is not in violation of state and federal law, (b) is except under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

10. Right of way granted Plantation Pipeline Company recorded Deed Book 252, Page 541, Deed Book 254, Page 181; Deed Book 412, Page 304, amended in Deed Book 257, Page 339.
11. Right of way granted Alabama Power Company recorded Deed Book 226, Page 533 and Deed Book 226, Page 545.
12. Articles of Incorporation of Bridlewood Parc Homeowner's Association as recorded under Instrument Number 1995-9224.

11,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns, forever

Instrument # 1996-29686

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SHELBY COUNTY JUDGE OF PROBATE
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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), his, her, or 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(S), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CORY B. CURTIS and CARMEN D. CURTIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this 27th day of August, 1996.


CORY B. CURTIS

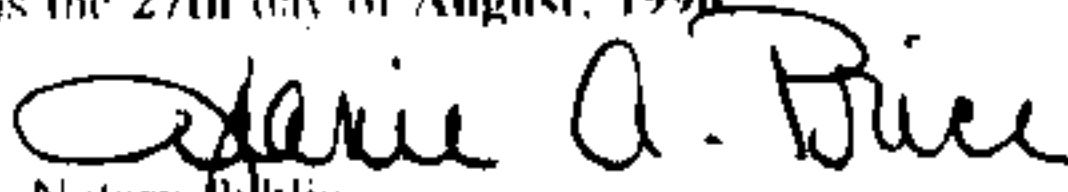
CARMEN D. CURTIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, CORY B. CURTIS and CARMEN D. CURTIS, HUSBAND AND WIFE whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of August, 1996.


Notary Public

My commission expires: **MY COMMISSION EXPIRES:**
MAY 24, 1998

Inst # 1996-29686

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SHELBY COUNTY JUDGE OF PROBATE
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