

This instrument was prepared by

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

2252 1032
Send Tax Notice to: **Stephanie Murphy**

(Name)

(Address)

188 LM Trace

Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FIVE THOUSAND, NINE HUNDRED and 00/100, (\$65,900.00) -----DOLLARS

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

FRANK E. DEFOOR, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

STEPHANIE MURPHY

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

All that part of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, lying South of County Road #46 and West of County Road #71.

Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$52,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith, in favor of Central State Bank.

Inst # 1996-36321

1996-36321

10/31/1996-36321
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE RO. BORDATE

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 said grantee, 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of October, 19 96

(Seal)

Frank E. DeFoor
Frank E. DeFoor

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Frank E. DeFoor

a Notary Public in and for said County.

whose name(s) 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 30th day of October, 19 96

My Commission Expires April 6, 1999

My Commission Expires:

Bill Davis
Notary Public