

Send Tax Notice To:
North Shelby County Library District, a public
corporation
7030 Meadowlark Drive
Birmingham, Alabama 35242

This instrument was prepared by:
LINDSEY J. ALLISON
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Seventy Four Thousand Seven Hundred Forty Dollars and 77/100 (\$174,740.77) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Darrel C. Weaver and wife, Denise W. Weaver, Emma Jo Todd, an unmarried woman, Murray Family, L.L.C.** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **North Shelby County Library District, a public corporation**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes due and payable October 1, 1997.
2. Taxes or special assessments which are not shown as existing liens by the public record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded Instrument Number 1993-41251; Instrument Number 1993-41252; Instrument Number 1993-41253; Instrument Number 1993-41250; and Instrument Number 1993-41254.
4. Restrictions as set forth on the Map of Murray Oaks Estates, as recorded in Map Book 19, Page 105.
5. Restrictions appearing of record Instrument Number 1995-14982.
6. Right-of-way granted Alabama Power Company recorded Deed Book 101, Page 541; Deed Book 101, Page 542; and Deed Book 139, Page 420.
7. 40 foot building restriction line from Cahaba Valley Road as shown on recorded map.
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Inst # 1996-38326

11/20/1996-38326
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD 25.50

Inst # 1996-38326

NOTE: The entire above consideration came from a mortgage loan closed simultaneously herewith.

NOTE: This property does not constitute the homestead of the Grantors.

NOTE: Warranties made by Darrel C. Weaver and wife, Denise W. Weaver are limited to legal description attached as Exhibit B.

NOTE: Warranties made by Murray Family, L.L.C. are limited to legal description attached as Exhibit C.

NOTE: Warranties made by Emma Jo Todd are limited to legal description attached as Exhibit D.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.


And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, we have hereunto set our hands and seals, this 19 day of November, 1996.


Murray Family, L.L.C.
By: W. G. Murray
Its: General Manager


DARREL C. WEAVER


DENISE W. WEAVER


EMMA JO TODD

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that W. G. Murray, whose name as general manager of Murray Family, L.L.C., a limited liability corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and seal this 19 day of November 1996.

Kimberly M. Melton
Notary Public

My commission expires: 3-1-99

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Darrel C. Weaver and wife, Denise W. Weaver, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November 1996.

Kimberly M. Melton
Notary Public

My commission Expires: 3-1-99

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Emma Jo Todd 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November 1996.

Kimberly M. Melton
Notary Public

My commission Expires: 3-1-99

EXHIBIT A

A parcel of land known as Lot 1A of a Resurvey of Lots 1 and 2, in Murray Oaks Estates as recorded in Map Book 21, on Page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being Lot 1 in said Murray Oaks Estates and also part of Lot 2, in said Murray Oaks Estates being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning.

{complete}

EXHIBIT B

All of Lot 1 Murray Oaks Estates, Map Book 19, Page 105 as recorded in the Office of the Judge of Probate of Shelby County, Alabama, less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110 Page 283 Shelby County, Alabama.

Weaver

EXHIBIT C

A part of Lot 2 in Murray Oaks Estates situated in Section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows:

Begin at an iron pin found at the Northwest corner of said Lot 2, said iron pin found also being the Northeast corner of said Lot 1, thence run in a Southeasterly direction along the Southwest line of said Lot 2 and also along the Northeast line of said Lot 1 for a distance of 343.21 feet to an iron pin found at the Southwest corner of said Lot 2, said iron pin found also being the Southeast corner of said Lot 1; thence turn an angle to the left of 66 degrees 37 minutes 12 seconds and run in an Easterly direction along the South line of said Lot 2 for a distance of 274.56 feet to an iron pin set; thence turn an angle to the left of 123 degrees 46 minutes 22 seconds and run in a Northwesterly direction for a distance of 475.08 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 23 minutes 53 seconds and a radius of 921.46 feet, said iron pin also being on the Southeast right-of-way of Cahaba Valley Road; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said Southeast right-of-way line for a distance of 167.23 feet to the point of beginning. Less and except that portion of the Property overlapped by the property owned by Emma Jo Todd as described in Real 110, Page 283 Shelby County, Alabama.

{Murray}

EXHIBIT D

A part of Lot 1 and 2 in Murray Oaks Estates situated in section 23, Township 19 South, Range 2 West, as recorded in Map Book 19, on Page 105, in the Office of the Judge of Probate, Shelby County, Alabama; Begin at an iron pin found at the Southeast corner of said Lot 1; Thence run West along the South line of said Lot 1 for a distance of 570.40 feet to an iron pin found at the Southwest corner of said Lot 1; thence turn an angle to the right of 175 degrees 07 minutes 48 seconds and run in a northeasterly direction for a distance of 336.47 feet to an iron pin set; thence turn an angle to the right of 6 degrees 28 minutes 14 seconds and run in a southeasterly direction for a distance of 500.11 feet to a point; thence turn an angle to the right of 54 degrees 37 minutes 55 seconds and run in a southeasterly direction 17.63 feet to an iron pin set on the South line of said Lot 2; thence turn an angle to the right of 123 degrees 46 minutes 49 seconds and run in a westerly direction along the South line of said Lot 2 for a distance of 274.57 feet to the point of beginning. Said part of Lot 1 and 2 containing 0.359 acres, more or less. This part of said Lots 1 and 2 is a portion of an overlap of property owned by Emma Jo Todd as described in Real 110, on Page 283, in the Office of the Judge of Probate of Shelby County, Alabama.

Todd

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