

This instrument was prepared by

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Send Tax Notice To:

#44000

B. CHRISTOPHER BATTLES
(Name) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124
(Address)

DON MURPHY
(Name)
7310 Helena Road
Pelham, AL 35124
(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, Dollars
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
B. W. Oldham and wife, Jo Oldham

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

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

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
INCORPORATED HEREIN, AND MARKED EXHIBIT "A" (PARCEL A)

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Inst # 1997-06136

02/27/1997-06136
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SNA 35.00

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 20th day of
February 19 97.

(Seal) B. W. Oldham (Seal)
(Seal) Jo Oldham (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that B. W. Oldham and wife, Jo Oldham, whose name(s) 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 the 20th day of February 19 97.

Notary Public

Inst # 1997-06136

EXHIBIT "A"

A tract of land situated in the SW 1/4 of Section 13, Township 20 South, Range 3 West, being more particularly described as follows:

Parcel "A"

Commence at the SW corner of the SW 1/4 of Section 13, Township 20 South, Range 3 West, and run North 89 deg. 53 min. 17 sec. East along the South line of said Section 13, a distance of 363.00 feet; thence North 9 deg. 57 min. 13 sec. West a distance of 118.84 feet; thence North 10 deg. 23 min. 13 sec. West a distance of 20.00 feet to the Northerly right of way of Cummins Street (30 foot right of way); thence North 89 deg. 20 min. 21 sec. East and along said right of way a distance of 236.38 feet; thence North 2 deg. 34 min. 47 sec. East and leaving said right of way a distance of 79.84 feet to the point of beginning; thence continue along last described course a distance of 81.59 feet; thence South 89 deg. 8 min. 13 sec. East a distance of 21.17 feet; thence South 8 deg. 53 min. 15 sec. East a distance of 81.37 feet; thence South 88 deg. 47 min. 12 sec. West a distance of 37.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-06136

02/27/1997-06136
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 55.00