

THIS INSTRUMENT WAS PREPARED BY:

✓ Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Ruth N. Murphy
1670 Debarre Pt.
Mableton
MABLETON, Ga. 30059

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Seventy-Eight Thousand Dollars (\$78,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Ruth Murphy, a married woman, and Melvy Thomas, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey an undivided one-half (1/2) interest to **Helen N. Fowler, a married woman**, and an undivided one-half (1/2) interest to **Ruth N. Murphy, a married woman**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NW1/4 of the NW1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the SW corner of the NW1/4 of the NW1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run South 88 deg. 27 min. 12 sec. East along the South line of said 1/4-1/4 section for a distance of 275.18 feet to point of beginning; thence continue South 88 deg. 27 min. 12 sec. East for 359.82 feet; thence North 23 deg. 36 min. 03 sec. West for 240.22 feet; thence South 59 deg. 41 min. 31 sec. West for 184.7 feet; thence South 47 deg. 52 min. 49 sec. West for 139.72 feet (140.0 Deed); thence South 1 deg. 32 min. 48 sec. West for 23.7 feet to the point of beginning; being situated in Shelby County, Alabama.

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

The above described property does not constitute the homestead of the grantors herein. The grantors herein own other property which does constitute homestead.

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

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or 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 we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of

Mary, 1997

Ruth Murphy
Ruth Murphy

05/30/1997-16856
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
89.00
002 SNA

Inst # 1997-16856

Melvy Thomas
Melvy Thomas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ruth Murphy, a married woman, and Melvy Thomas, a married woman, 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 30th day of May, 1997.

1/8/98
My Commission Expires

Donna J. Kelly
Notary Public

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SHELBY COUNTY JUDGE OF PROBATE
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