

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Thomas H. Murphy

(Address) 1670 Debbie Dr
Mableton, GA 30126

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Thousand and no/100-----DOLLARS

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

Beverly Rose Templin and husband, Terry Don Templin
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Thomas H. Murphy and Ruth N. Murphy (as to an undivided 75% interest)
P. Stancil Handley and Sharlene Handley (as to an undivided 25% interest)
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

A part of the NW 1/4 of NE 1/4 and the NE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, described as follows: Commence at the SE corner of NW 1/4 of NE 1/4 of Section 26, and run North along East line of said 1/4-1/4 Section a distance of 364.17 feet to a point on the South margin of Depot Street and the point of beginning; thence turn an angle of 59 degrees 05 minutes to left and run along the South margin of Depot Street a distance of 193.62 feet; thence turn an angle of 1 degree 33 minutes to right and continue along the South margin of Depot Street a distance of 112.76 feet to a point on East right of way line of L & N Railroad; thence turn an angle of 143 degrees 14 minutes to left and run along the East right of way line of said Railroad a distance of 516.33 feet; thence turn an angle of 149 degrees 23 minutes to left and run a distance of 225.86 feet along a ditch; thence turn an angle of 21 degrees 29 minutes to right and run along said ditch 106.28 feet to point on South margin of Depot Street; thence turn an angle of 89 degrees 35 minutes to left and run along the South margin of Depot Street a distance of 18.38 feet to point of beginning.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$74,677.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

01/25/2002-04324
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 68.50

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 24th day of January, 2002.

_____(Seal)

Beverly Rose Templin (Seal)
Beverly Rose Templin

_____(Seal)

_____(Seal)

_____(Seal)

Terry Don Templin (Seal)
Terry Don Templin

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, ~~the undersigned authority~~, a Notary Public in and for said County, in said State, hereby certify that Beverly Rose Templin and Terry Don Templin, 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 24th day of January A.D., 2002.

Notary Public