

WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Murfco Investments, LLC  
2231 Victory Lane, Suite 700  
Birmingham, Alabama 35216

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Eric W. Jantz and Elizabeth Jantz, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Murfco Investments, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See attached Exhibit "A" Legal Description**

Mineral and mining rights excepted.

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

\$111,555.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.


To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.


And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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 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 24<sup>th</sup> day of January, 2002.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

  
Eric W. Jantz (Seal)

  
Elizabeth Jantz (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Eric W. Jantz and Elizabeth Jantz, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24<sup>th</sup> day of January, 2002.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-05

02/07/2002-06543  
10:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 14.50

Inst # 2002-06543

## EXHIBIT "A"

Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama said corner being the point of commencement; thence run South 57 degrees 49 minutes 41 seconds East for a distance of 586.54 feet to an iron rod, said rod being the point of beginning; thence run South 09 degrees 36 minutes 38 seconds West for a distance of 120.69 feet to an iron rod; thence run North 88 degrees 54 minutes 08 seconds East for a distance of 223.60 feet to an iron rod; thence run North 54 degrees 44 minutes 36 seconds East for a distance of 180.01 feet to an iron rod on the west right of way margin Shelby County Highway No. 83; thence run North 35 degrees 10 minutes 18 seconds West along the said West right of way margin for a distance of 15.00 feet to an iron rod; thence run South 56 degrees 10 minutes 28 seconds West for a distance of 107.31 feet to an iron rod; thence run North 33 degrees 05 minutes 34 seconds West for a distance of 38.92 feet to an iron rod; thence run South 56 degrees 38 minutes 23 seconds West for a distance of 66.01 feet to an iron rod; thence run North 70 degrees 37 minutes 37 seconds West for a distance of 186.81 feet to the point of beginning. Said parcel lying in the Northeast Quarter of the Southwest Quarter of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

Inst. # 2002-06543

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10:30 AM CERTIFIED  
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