

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Monica I. Josephson
118 1st Avenue West
Helena, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eighty Thousand and No/100 Dollars (\$80,000.00), and other good and valuable consideration, paid to the undersigned grantors, Donald R. Murphy and wife, Martha Murphy ("Grantors"), by Monica I. Josephson ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

A part of Lots 8 and 9, in Block 7, according to the Map of the Town of Helena, Alabama drawn by Joseph Squire, recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing at the SW corner of said Block 7; thence South 83 deg. 06 min. 18 sec. East and run a distance of 71.00 feet to the point of beginning; thence North 06 deg. 17 min. 21 sec. East and run a distance of 100.90 feet; thence South 83 deg. 50 min. 02 sec. East and run a distance of 155.20 feet; thence South 10 deg. 49 min. 52 sec. East and run a distance of 108.00 feet; thence North 83 deg. 06 min. 18 sec. West and run a distance of 187.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements and Rights of Way affecting the land; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 40, at Page 153 in the Probate Office; (4) Encroachment of fence off of the property as shown by the Survey of R. C. Farmer dated October 9, 1995.

\$64,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

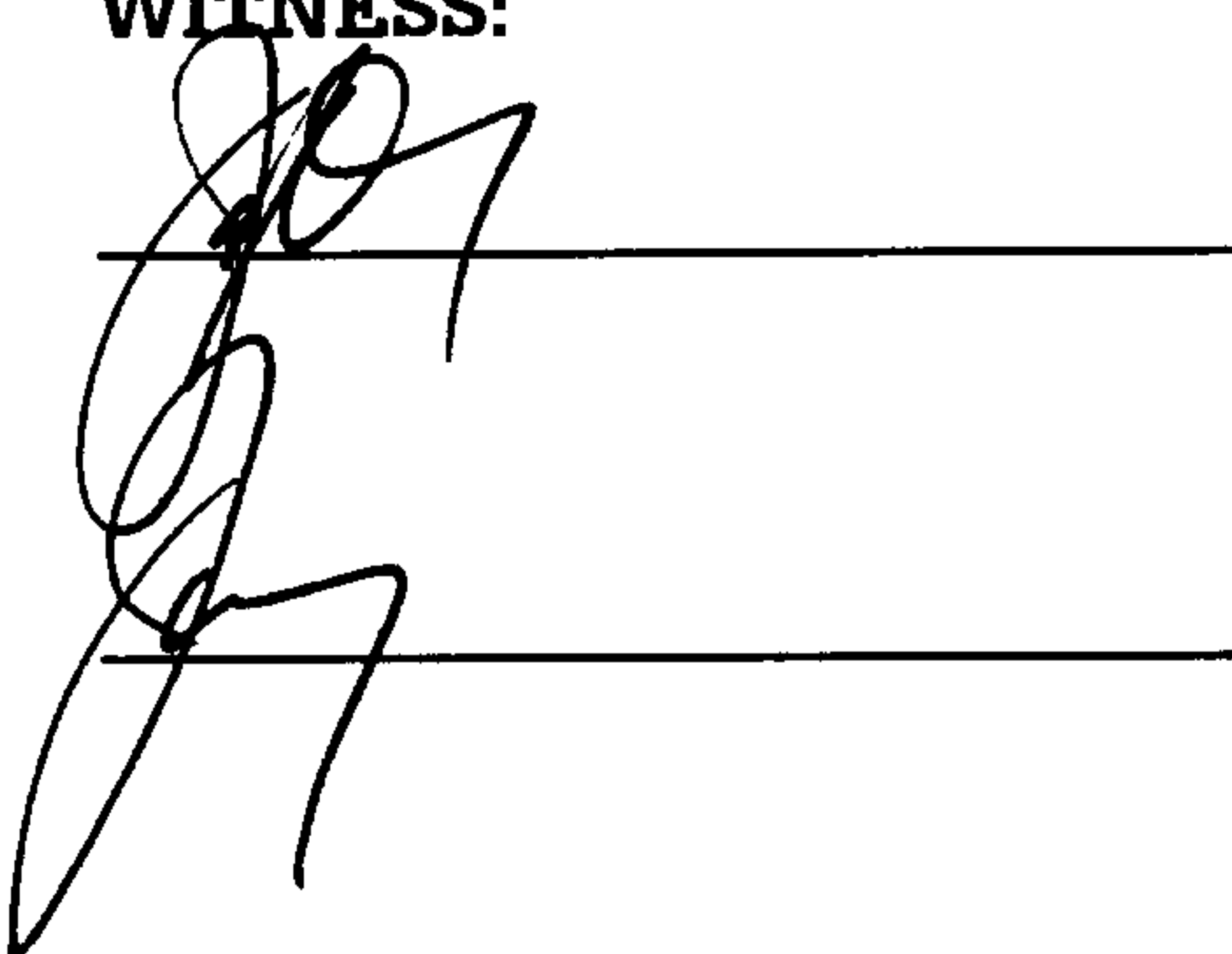
TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.


And Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantors will, and their


heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 13th day of August, 2003.

WITNESS:

Two handwritten signatures, one above the other, each followed by a horizontal line.


Donald R. Murphy


Martha Murphy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy and wife, Martha Murphy, 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 seal this 13th day of August, 2003.


Notary Public

My Commission Expires: 14 July 08