



20031013000684920 Pg 1/3 22.00
Shelby Cnty Judge of Probate, AL
10/13/2003 09:42:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:
A. DOZIER WILLIAMS, Attorney at Law
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Birmingham, Alabama, 35223
Phone: (205) 871-5050

SEND TAX NOTICE TO:
Harriett Downs and her Successors of
Family Trust under the Will of
Wilmer Joe Downs
8585 Highway 51
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)

) KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF TEN AND NO/100---(\$10.00)---DOLLARS AND OTHER GOOD CONSIDERATION, to the undersigned grantor, **Robert R. Murphy, married**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Harriett Downs and her Successors of Family Trust under the Will of Wilmer Joe Downs**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

A part of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, and a part of the SW 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 East, more particularly described as follows:

Begin at the SW corner of the SW 1/4 of the SW 1/4 of said Section 23, and run thence East along the South line of said 1/4 - 1/4 section a distance of 58.75 feet to a point: thence run a distance of 733.74 feet in a Northerly direction to a point on the Southerly right of way line of U.S. Highway No. 280 which of 67.00 feet, measured Northeasterly along said Southerly right of way of U.S. Highway No. 280 from the West line of said 1/4 - 1/4 section; thence run Southwesterly along said Southerly right of way line of U.S. Highway No. 280 a distance of 67.00 feet to the intersection thereof with the West line of said 1/4 - 1/4 section; thence continue in a Southwesterly direction along the Southerly right of way line of U.S. Highway No. 280 a distance of 85.00 feet to a point; thence turn an angle of 90 degrees to the left and run 125.00 feet; thence run an angle of 90 degrees to the right and run a distance of 348.00 feet; thence turn an angle of 90 degrees to the right and run a distance of 125.00 feet to a point on the Southerly right of way line of said U.S. Highway No. 280; thence turn an angle of 90 degrees 00 minutes to the left and run Southwesterly along the right of way of said Highway a distance of 14.45 feet to a point; thence turn an angle of 90 degrees 11 minutes to the left and run a distance of 210.00 feet to a point; thence turn to the right an angle of 90 degrees 11 minutes and run 180.00 feet to a point; thence turn an angle of 90 degrees 11 minutes to the left and run Southeasterly a distance of 256.90 feet to a point on the Southern Section line of said Section 22; thence run Easterly along the Southern boundary of said Section 22 a distance of 326.70 feet to the point of beginning; being situated in Shelby County, Alabama.

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The above described property is not the homestead of the grantor, nor the spouse of the grantor.

SUBJECT TO THE FOLLOWING:

1. Ad valorem property taxes for the year 2003 which are due and payable on October 1, 2003 and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 195, Page 310; Deed 111, Page 157 and Deed 117, Page 94, in the Probate Office.
4. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 312, Page 437, in the Probate Office.
5. Right(s) of Way(s) granted to Plantation Pipeline by instrument(s) recorded in Deed 112, Page 211, in the Probate Office.
6. Right(s) of Way(s) of Crossing Lake Road.
7. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 104, Page 459, in the Probate Office.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Grantor does for himself, and for his heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of October, 2003.

Robert R. Murphy _____ (Seal)
ROBERT R. MURPHY

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert R. Murphy**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of October, 2003.

C. Ogil Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: **(SEAL)**

7-29-07