THIS INSTRUMENT WAS PREPARED BY:

20061005000494410 1/3 $252.00
Shelby Cnty Judge of Probate,AL
10/05/2006 01:39:08PM FILED/CERT

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA )
)
SHELBY COUNTY )

**SPECIAL WARRANTY DEED**

#235,000

That in consideration of TEN DOLLARS ($10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned , M & F BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto MURPHY INVESTMENTS, LLC (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit :

See Attached Exhibit "A"

Shelby County, AL 10/05/2006
State of Alabama

Deed Tax:$235.00

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama.*

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto MURPHY INVESTMENTS, L.L.C. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

**IN WITNESS WHEREOF**, M & F BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 2nd day of October, 2006.

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M & F BANK

By: Betty Horton

Its: Vice-President

STATE OF ALABAMA )
)
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Betty Horton, whose name is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of October, 2006.

Notary Public

My commission expires: 1/9/08

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**EXHIBIT "A"**

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 19, Township 20 South, Range 2 West, in Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 19, Township 20 South, Range 2 West; thence South 0 deg. 02 min. 52 sec. East along the East line of said ¼- ¼ section a distance of 507.63 feet; thence South 89 deg. 04 min. 41 sec. West a distance 30.17 feet; thence South 0 deg. 02 min. 43 sec. East a distance of 428.01 feet to the point of beginning; thence North 63 deg. 38 min. 08 sec. West a distance of 266.78 feet to the point of beginning; thence North 84 deg. 26 min. 18 sec. West a distance of 117.31 feet; thence South 26 deg. 43 min. 16 sec. West a distance 191.34 feet to a point on the Northeasterly right of way line of Shelby County Kic-.tway (Highway) No. 52, thence South 61 deg. 19 min. 15 sec. East along said right of way line a distance of 127.46 feet; thence North 22 deg. 22 min. 47 sec. East and leaving said right of way line a distance of 238.13 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except
A part of the Northwest ¼ of the Southwest ¼, Section 19, Township 20 South, Range 2 West identified as Tract No. 12 on Project No. STPBH-7132(003), Shelby County, Alabama and being more fully described as follows;

Commencing at the Northeast corner of said Northwest ¼ of the Southwest ¼; thence Southerly along the East line of said Northwest ¼ of the Southwest ¼ a distance of 1176.02 feet; thence North 60 deg. 03 min. 31 sec. West along the present Northern right-of-way line of CR 52 for a distance 383.02 feet to a point 27.05 feet left of the CR 52 centerline of Project No. STPBH-7132(003) station 52+36.91; thence North 60 deg. 03 min. 31 sec. West along said present right-of-way line for a distance of 128.30 feet to the point of intersection with the Grantor's western property line; thence North 24 deg. 05 min. 17 sec. East along the said property line for a distance of 36.79 feet to point of intersection with the required right-of-way line 66.37 feet left of said centerline station 51+01.44; thence South 57 deg. 48 min. 35 sec. East along the required right-of-way line for a distance of 45.54 feet to a point 65.00 feet left of said centerline station 51+49.00; thence South 62 deg. 27 min. 00 sec. East for a distance of 79.32 feet to the point of intersection with the Grantor's eastern property line; thence South 19 deg. 40 min. 58 sec. West along the grantor's eastern property for a distance of 38.76 feet to the point of beginning.

ALSO, a temporary easement necessary for construction and being more fully described as follows: Beginning at a point that is 65.00 feet left of the CR 52 centerline of Project No. STPBH-7132(003) station 51+49.00; thence North 29 deg. 32 min. 10 sec. East for a distance of 20.00 feet to a point 85.00 feet left of said centerline station 51+49.00; thence South 61 deg. 26 min. 16 sec. East for a distance of 48.10 feet to a point 85.00 feet left of said centerline station 51+00.00; thence South 27 deg. 35 min. 18 sec. West for a distance of 20.00 feet to the point of intersection with the right-of-way line 65.00 feet left of said centerline station 51+00.00; thence North 57 deg. 48 min. 35 sec. West along the required right-of-way line for a distance of 48.78 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.