


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

**SEND TAX NOTICE TO:**  
**Murphy Investments, LLC**  
**P. O. Box 1015**  
**Pelham, AL 35124**

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY     )**

  
20070209000061350 1/2 \$45.50  
Shelby Cnty Judge of Probate, AL  
02/09/2007 09:25:15AM FILED/CERT

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and other good and valuable consideration, to the undersigned grantors, Wayne M. Ellison and wife, Edna L. Ellison, in hand paid by Murphy Investments, LLC, the receipt whereof is hereby acknowledged, the said Wayne M. Ellison and wife, Edna L. Ellison (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Murphy Investments, LLC (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 20 South, Range 2 West; thence South 0 deg. 7 min. 43 sec. East for a distance of 507.46 feet to the point of beginning; thence South 89 deg. 04 min. 41 sec. West for a distance of 139.04 feet; thence South 0 deg. 02 min. 43 sec. West for a distance of 372.28 feet; thence South 63 deg. 41 min. 33 sec. East for a distance of 121.33 feet; thence North 4 deg. 05 min. 33 sec. East for a distance of 429.18 feet to the point of beginning; being situated in Shelby County, Alabama

**SUBJECT TO:** (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126, Pages 299, 300 and 301, Deed Book 136, Page 347, Deed Book 141, Page 300, Deed Book 170, Page 237, Deed Book 183, Page 129, and Deed Book 179, Page 343, in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed Book 334, at Page 205, in the Probate Office; (4) Right of Way granted to Shelby County by instrument recorded in Deed Book 180, at Page 561, in the Probate Office; (5) Easement and Restrictions as set out in deed recorded in Real 225, at Page 495, and corrected in Real 257, at Page 546, in the Probate Office; (6) Encroachment of fence onto the Norwest portion of the land as shown by the survey of RC Farmer dated 10/09/06; (7) Any loss, damage, cost, expense and attorneys fees occasioned by any overlap, gap, gore, loss of land, boundary line dispute, or conflict of title with an adjacent owner.

\$218,524.50 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 7th day of February, 2007.

WITNESSES:

*[Handwritten signature]*  
\_\_\_\_\_  
*[Handwritten signature]*  
\_\_\_\_\_

*Wayne M. Ellison*  
\_\_\_\_\_  
Wayne M. Ellison

*Edna L. Ellison*  
\_\_\_\_\_  
Edna L. Ellison

  
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STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne M. Ellison and wife, Edna L. Ellison, 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 7th day of February, 2007.

*James J. Alder*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/14/2007

Shelby County, AL 02/09/2007  
State of Alabama  
Deed Tax: \$31.50