

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: SHELBY PROPERTIES, LLC


20070606000264980 1/1 \$285.00
Shelby Cnty Judge of Probate, AL
06/06/2007 04:04:26PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

Shelby County, AL 06/06/2007
State of Alabama

SHELBY COUNTY

Deed Tax: \$274.00

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Four Thousand dollars and Zero cents (\$274,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William F. Murphy and Marian Murphy, husband and wife, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SHELBY PROPERTIES, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southernmost corner of Lot 11, Shelby Shores, map of which is recorded in Map Book 4, Page 75, in the Shelby County Probate Office; thence in a northwesterly direction along the Southwest boundary of that certain land conveyed to Robert F. McLeroy and wife, Lohner F. McLeroy by Shelby Shores, Inc. by deed dated May 28, 1963, recorded in Deed Book 225, Page 551, in said Probate Office, to a point on the Southwest boundary of River Drive 30.00 feet Southwest of the Northwest corner of said Lot 11; thence left 88 degrees 23 minutes 15 seconds in a southwesterly direction along said Southeast boundary 100.0 feet; thence left 86 degrees 22 minutes in a southeasterly direction 215.00 feet; thence left 90 degrees 47 minutes 15 seconds in a northeasterly direction 120.00 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPouse(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of May, 2007.

(SEAL)

(SEAL)

William F. Murphy

(SEAL)

(SEAL)

Marian Murphy

STATE OF ALABAMA

COUNTY OF SHELBY

}

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William F. Murphy and Marian 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 official seal this 25th day of May, 2007.

