



20080122000027830 1/2 \$178.00  
Shelby Cnty Judge of Probate, AL  
01/22/2008 02:07:09PM FILED/CERT

Shelby County, AL 01/22/2008  
State of Alabama

Deed Tax:\$164.00

FRS File No.: 553359

Customer File No.: PC20721278/JW

**WARRANTY DEED**

THE STATE OF ALABAMA  
COUNTY OF JEFFERSON

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eight Hundred Twenty Thousand & no/100 (\$820,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Didier Murphy and Tonya Murphy, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto David Bowers and Stephanie Bowers of

(herein referred to as GRANTEE) their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot704, according to the map or survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, Page 43-A, B, and C, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1017 Royal Mile, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever. As joint tenants with rights of survivorship

Simultaneously with the delivery of this deed, grantees executed a purchase money mortgage in the amount of \$656,000.00 to secure an amount borrowed to finance the above described property. AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, theirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, theirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 4th day of October, 2007.

Didier Murphy (Seal)  
Didier Murphy

Tonya Murphy (Seal)  
Tonya Murphy

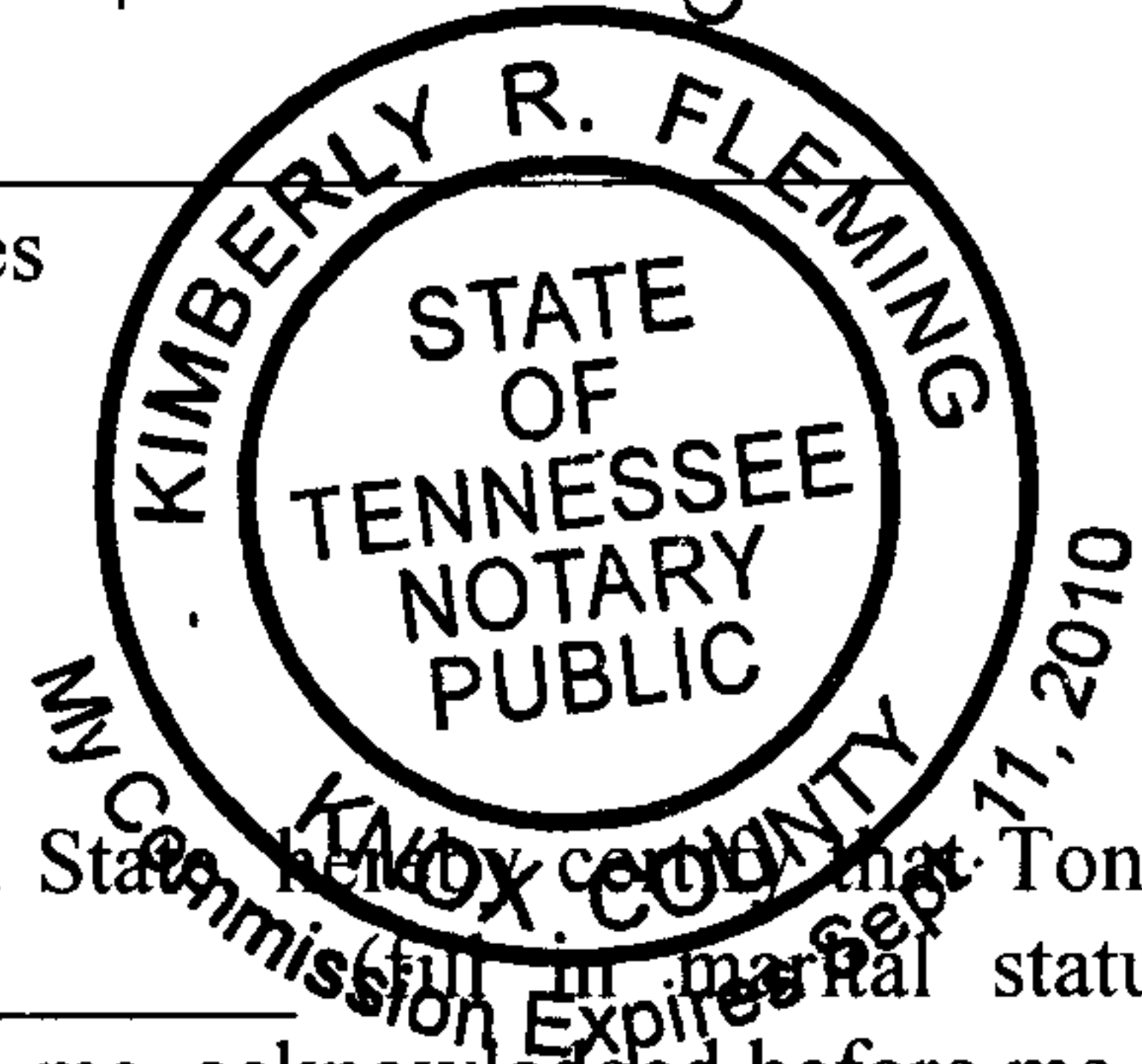
THE STATE OF Tennessee  
COUNTY OF Knox }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Didier Murphy married (fill in marital status) 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 seal this the 4th day of October, 2007.

Kimberly R. Fleming (Seal)  
Notary Public Kimberly R. Fleming

9-11-10  
My Commission Expires



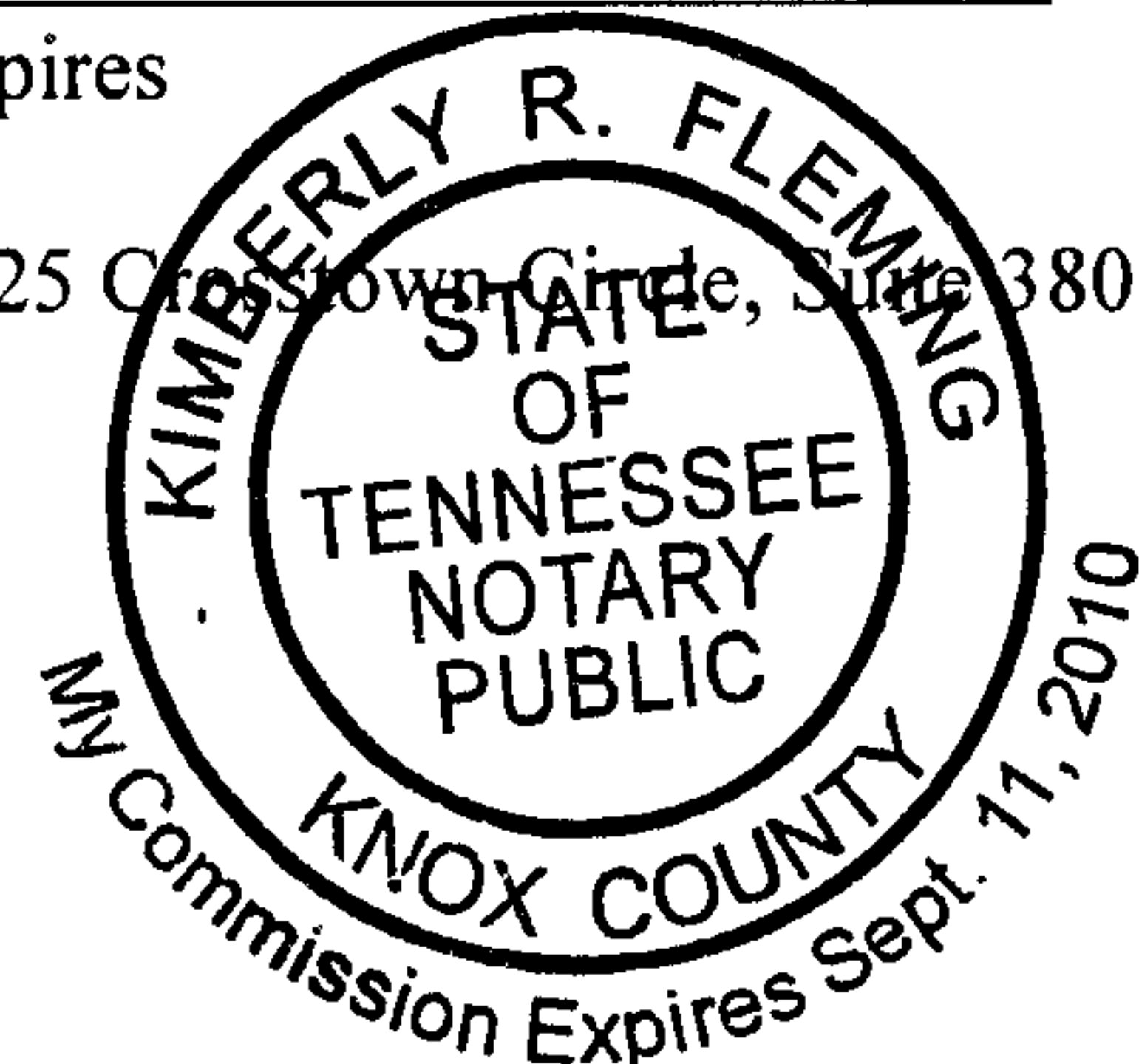
THE STATE OF Tennessee  
COUNTY OF Knox }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tonya Murphy married (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 4th day of October, 2007.

Kimberly R. Fleming (Seal)  
Notary Public Kimberly R. Fleming

9-11-10  
My Commission Expires



This document prepared by: Dawn Howard, Account Specialist, 10125 Cross-town Circle, Suite 380, Eden Prairie, MN 55344