

After ~~Recording~~, Return to:

Daniel J. Murphy and Sybil F. Murphy
412 Buck Creek Trace
Alabaster, AL 35007

Commitment Number: 09CM19018

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23 1 11 3 003 052.000

QUITCLAIM DEED - SURVIVORSHIP *MARKET VALUE*
09W1228471 *126,000.00*

Daniel James Murphy and **Sybil F. Murphy**, hereinafter grantors, of **Shelby County, Alabama**, for \$ 0.00 and the correction of the public record as to grantor's name in consideration paid, grant and quitclaim to **Daniel J. Murphy** and **Sybil F. Murphy**, Husband and Wife, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **412 Buck Creek Trace, Alabaster, AL 35007**, without covenants of any kind, all right, title, interest and claim to the following land in the following real property:

LOT 52, ACCORDING TO THE SURVEY OF BUCK CREEK LANDING, AS RECORDED IN MAP BOOK 20 PAGE 136 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \JAMES D. MASON D/B/A MASON CONSTRUCTION\ RECORDED \08/05/1996\ IN DOCUMENT NUMBER \1996-25237\, BOOK \1996\, PAGE \25237\ IN SAID COUNTY AND STATE.

Commonly known as: 412 Buck Creek Trace, Alabaster, AL 35007

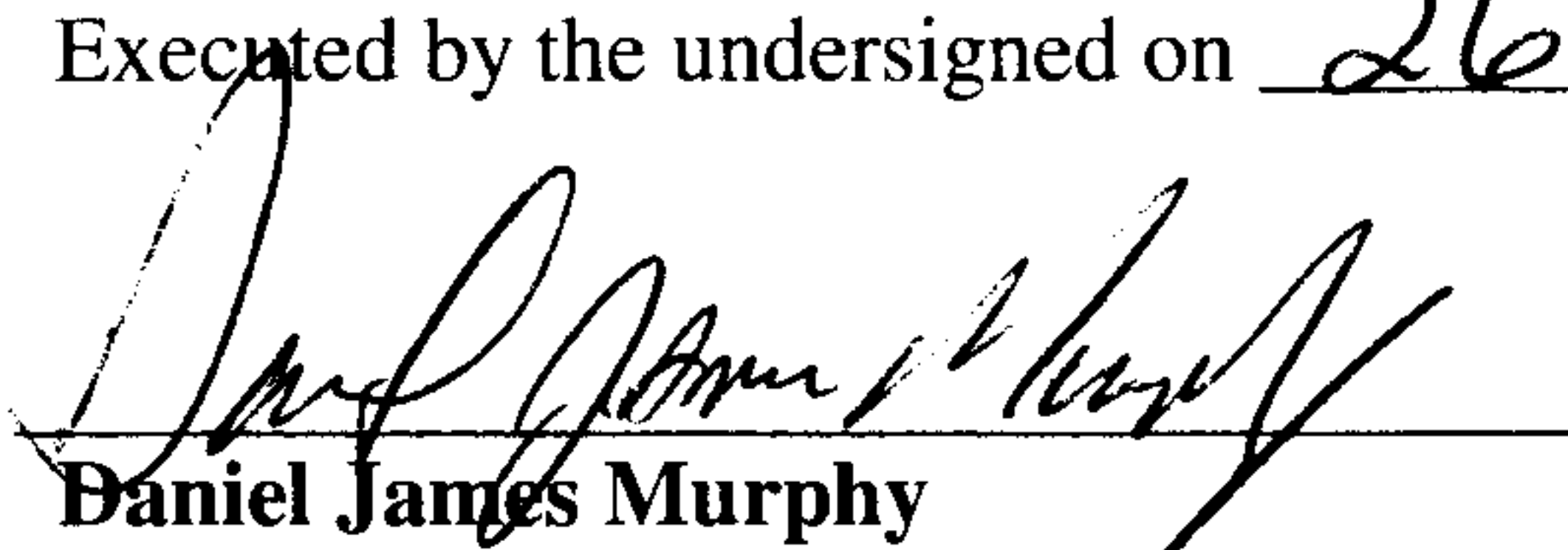
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

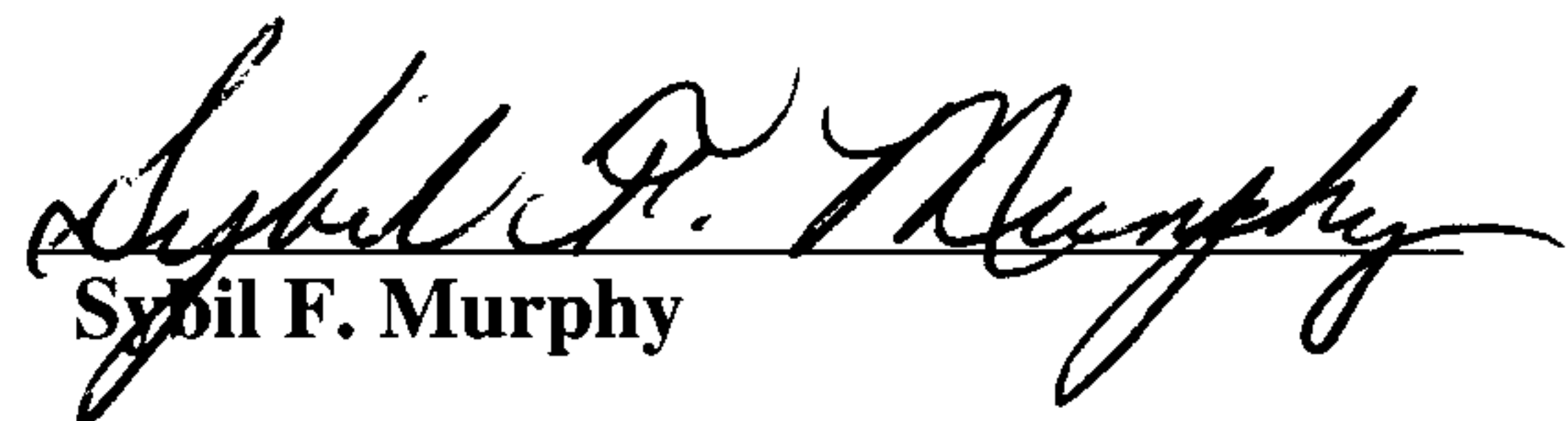
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1996-25237**

Executed by the undersigned on 26 August, 2009:


Daniel James Murphy


Sybil F. Murphy

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Daniel James Murphy** and **Sybil F. Murphy**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date 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 an official seal this 26 day of August 20009


Notary Public
Bana Brown 05706/10

Grantees' Names and Address:

Daniel J. Murphy and Sybil F. Murphy
412 Buck Creek Trace, Alabaster, AL 35007
Send tax statement to grantees

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio
45249 (513) 247-9605 Fax: (866) 611-0170