

This instrument was prepared by:
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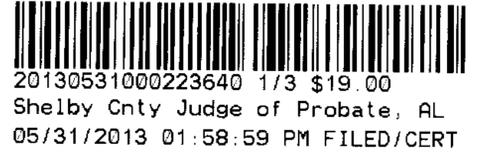
Send Tax Notice To: Thomas H. Murphy, III
144 Kentwood Ln
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Sixty Three Thousand Six Hundred Sixty Three dollars and Fifteen cents (\$63,663.15) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hickory Ridge Cottage LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas H. Murphy, III and Karen Tillery Murphy (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$160,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of May, 2013.

_____ (Seal)

Ruth N. Murphy, Managing Member (Seal)
Hickory Ridge Cottage LLC

_____ (Seal)

By: Ruth N Murphy as *Managing Member* (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth N Murphy as Managing Member of Hickory Ridge Cottage LLC 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2013.

My Commission Expires: 10-4-16

[Signature]

Notary Public

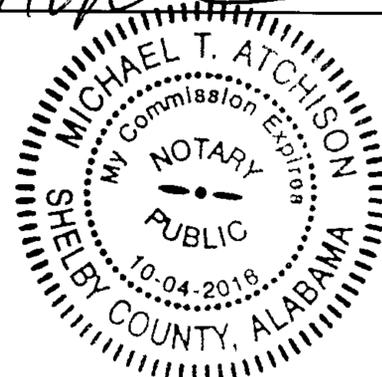


EXHIBIT A

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 3 West, being the same land described in a deed to Ruth Murphy and Melvy Thomas, recorded in Instrument #1992-13836, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 15; thence North 89 degrees 58 minutes 51 seconds East along the South line of said sixteenth Section a distance of 265.03 feet to a point; thence North 00 degrees 45 minutes 58 seconds West a distance of 1.18 feet to the point of beginning in an East/West fence; thence North 00 degrees 45 minutes 58 seconds West a distance of 22.34 feet to a 2-inch pipe found; thence North 45 degrees 37 minutes 04 seconds East a distance of 139.79 feet to a 3/4-inch pipe, found; thence North 57 degrees 42 minutes 35 seconds East a distance of 184.60 feet to a 5/8-inch rebar, found at a fence corner; thence South 25 degrees 35 minutes 42 seconds East along a fence, a distance of 238.40 feet to a 5/8-inch rebar, found at a fence corner; thence South 89 degrees 27 minutes 47 seconds West along a fence a distance of 359.50 feet to the point of beginning. According to survey of Sid Wheeler, RLS #16165, dated 10/3/1997.



20130531000223640 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/31/2013 01:58:59 PM FILED/CERT

