

THIS INSTRUMENT WAS PREPARED BY:

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20130715000287920 1/2 \$63.50
Shelby Cnty Judge of Probate, AL
07/15/2013 01:59:40 PM FILED/CERT

Shelby County, AL 07/15/2013
State of Alabama
Deed Tax:\$48.50

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

That in consideration of TWO HUNDRED FORTY-ONE THOUSAND SIX HUNDRED EIGHTY-EIGHT AND NO/100 DOLLARS (\$241,688.00) and other good and valuable consideration, to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned NEWCASTLE CONSTRUCTION, INC., (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto MICHELE M. MURPHY, an unmarried woman, (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of Hillsboro Subdivision Phase I, as recorded in Map Book 37, Page 104 A, B and C, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. Grantor has neither permitted nor suffered any lien or encumbrance to the property described herein since the date of acquisition thereof by the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto Michele M. Murphy, with right of survivorship, her heirs, successors and assigns forever it being the intention of the parties to this conveyance that

IN WITNESS WHEREOF, NEWCASTLE CONSTRUCTION, INC., an Alabama corporation, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 11th day of July, 2013.

By: [Signature]
Its: VICE-PRESIDENT

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Steve Morgan, whose name as Vice-President of Newcastle Construction, Inc. is signed to the foregoing statutory warranty deed, 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.



Notary Public

My commission expires: _____

Purchase Price: \$241,688.00
*The Purchase Price claimed can be
 verified by the sales contract.*

