

Send tax notice to:  
ANDREW GUNN  
2701 RIDGE CREST  
VESTAVIA, AL 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Jefferson COUNTY

2016332

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thirty-Two Thousand and 00/100 Dollars (\$732,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID W. MURPHY and BELINDA C. MURPHY, HUSBAND AND WIFE **whose mailing address** is: 2701 RIDGE CREST, VESTAVIA, AL, 35242 (hereinafter referred to as "Grantors") by ANDREW GUNN AND LYND SAY SKIPPER GUNN **whose property address** is: 2701 RIDGE CREST, VESTAVIA, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

**Lot 4, according to the Survey of Ridge Crest Estates, as recorded in Map Book 174, Page 64, in the Probate Office of Jefferson County, Alabama.**

SUBJECT TO:

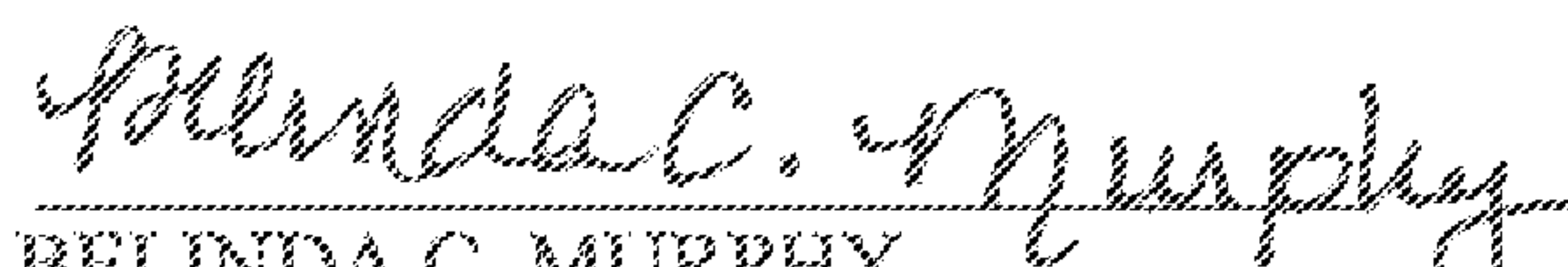
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF RIDGE CREST ESTATES RECORDED IN MAP BOOK 174, PAGE 64
3. AGREEMENT FOR SANITARY SEWER SYSTEM RECORDED IN INSTRUMENT # 200012/0554
4. GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #9503-7521
5. RIGHT OF WAY TO WATER WORKS BOARD OF THE CITY OF BIRMINGHAM RECORDED IN VOLUME 5622, PAGE 100
6. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 5529, PAGE 203 AND VOLUME 4723, PAGE 99
7. RIGHT OF WAY TO JEFFERSON COUNTY, ALABAMA RECORDED IN VOLUME 4977, PAGE 252
8. MINERALS OF WHATSOEVER KIND SURFACE AND SUBSURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND , TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD AS RECORDED IN INSTRUMENT # 200012/0554.

\$732,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of June, 2016.

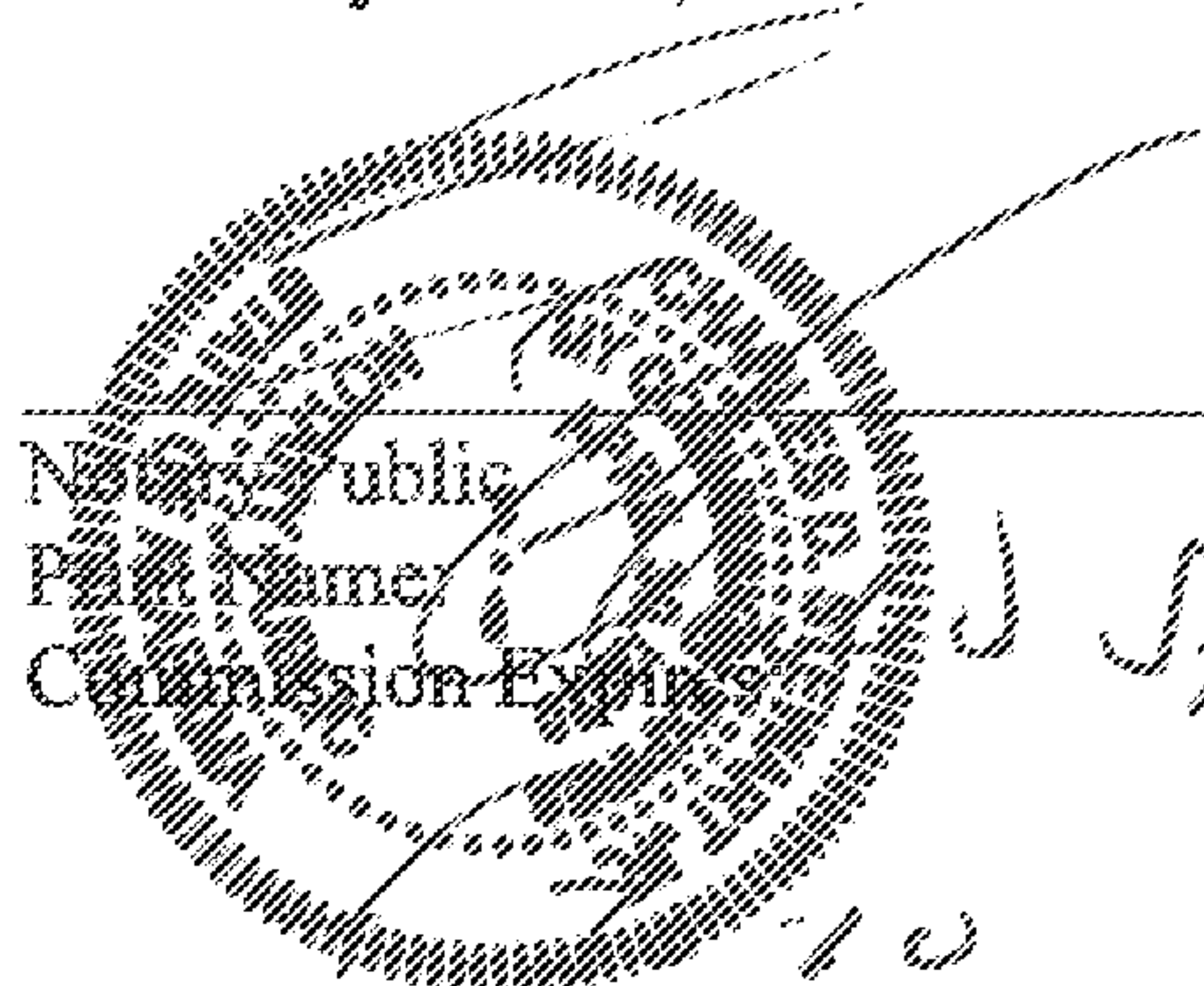
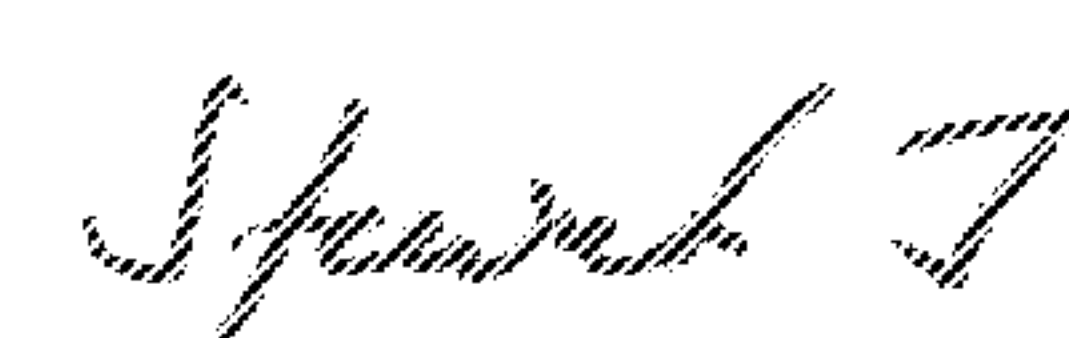
  
DAVID W. MURPHY

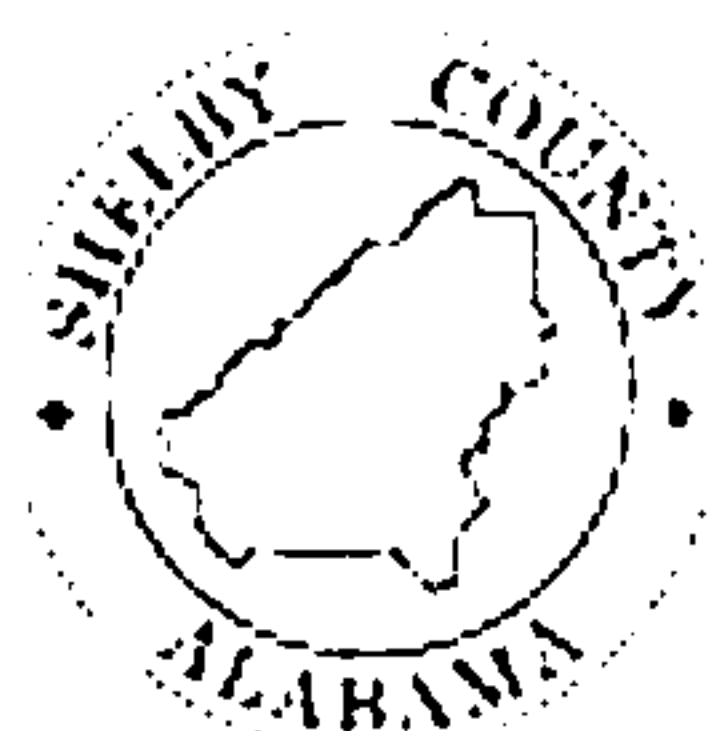
  
BELINDA C. MURPHY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID W. MURPHY and BELINDA C. MURPHY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2016.

  
Notary Public  
Paul Ramey  
Commission Expires 12/31/2017  




Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/28/2016 01:26:29 PM  
\$18.00 CHERRY  
20160628000224620

