

**SEND TAX NOTICE TO:**  
Marsha H. Veteto and Bo A. Veteto  
3381 River Birch Trail  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SIX HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$649,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Murphy Home Builders, LLC, an Alabama Limited Liability Company**, whose address is 120 Walters Cove, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Marsha H. Veteto and Bo A. Veteto**, whose address is 3381 River Birch Trail, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Marsha H. Veteto and Bo A. Veteto, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 3381 River Birch Trail, Chelsea, AL 35043, to-wit:

**Lot 905, according to the Survey of Windstone, Phase 9, as recorded in Map Book 54, Page 96, in the Probate Office of Shelby County, Alabama.**

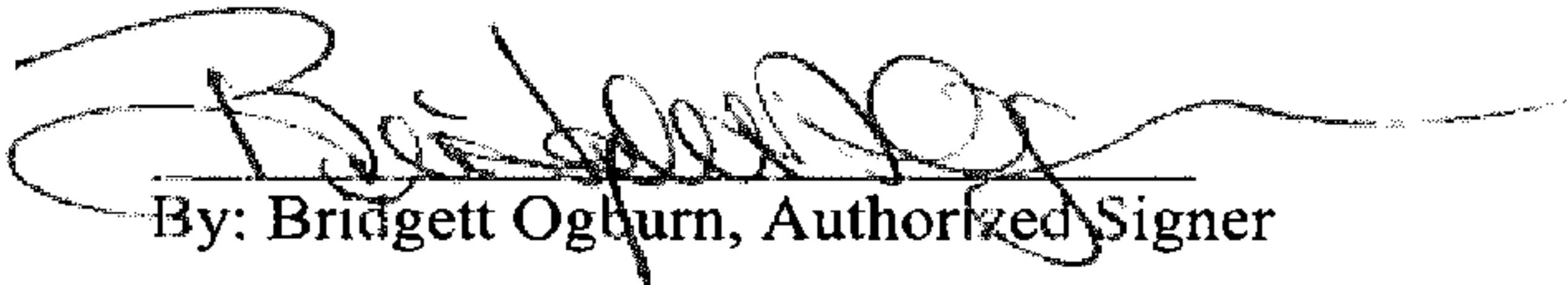
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$489,900.00 executed and recorded simultaneously herewith.

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

**IN WITNESS WHEREOF**, Grantor, Murphy Home Builders, LLC, an Alabama Limited Liability Company, by Bridgett Ogburn as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 6th day of November, 2023.


Murphy Home Builders, LLC, a Limited Liability Company

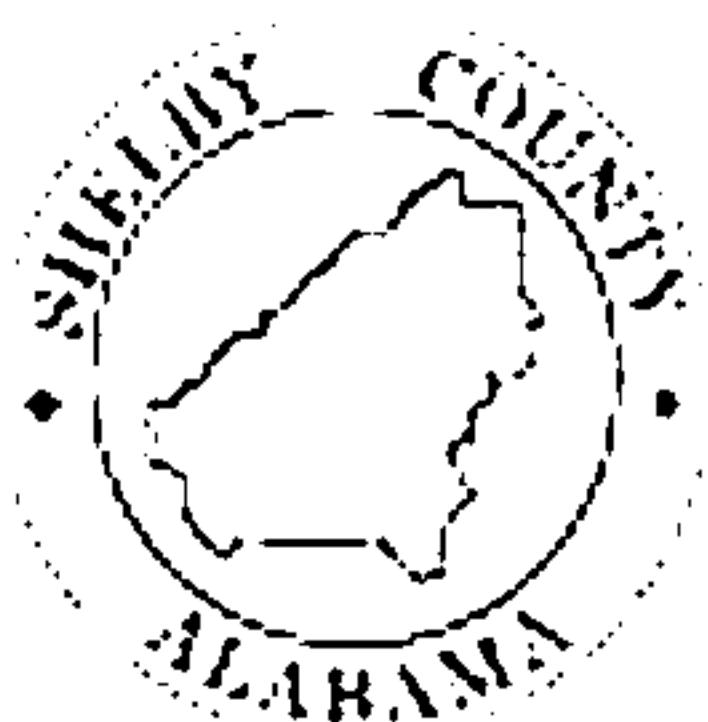
  
By: Bridgett Ogburn, Authorized Signer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, a Notary Public, in and for said County in said State, hereby certify that Bridgett Ogburn whose name as Authorized Signer of Murphy Home Builders, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

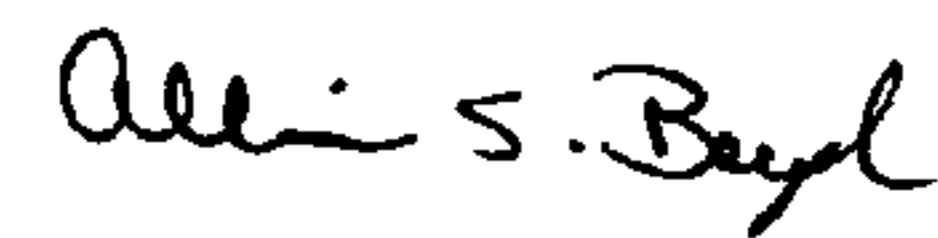
Given under my hand and seal this 6th day of November, 2023.

  
Notary Public  
My Commission Expires: 08/08/2027



File No.: CHL-23-5086

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/08/2023 02:57:50 PM  
\$185.00 BRITTANI  
20231108000329160

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