

STATE OF ALABAMA

SHELBY COUNTY

)  
)  
)

\$5000.00



20160628000225300 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/28/2016 03:42:11 PM FILED/CERT

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we ARTHUR G. COLEY, JR. AND SONYA R. COLEY A/K/A SONYA R. HUNT, HUSBAND AND WIFE (herein referred to as Grantors) do grant, bargain, sell and convey to CHARLES EARLE MURPHREY AND PROVIDENCE MARIE MURPHREY (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, to wit:

Part of Lot 821 in Highland Lakes 8th Sector an Eddleman Community as recorded in Map Book 23 on Page 145 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:


Commence at an iron pin found with KBW cap at the Southeast corner of said Lot 821 also being the Northeast corner of Lot 822 in said Highland Lakes 8th Sector; thence run South 82 degrees, 59 minutes 47 seconds West (an assumed bearing) along the South line of said Lot 821 and also along the North line of said Lot 822 for a distance of 33.19 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue South 82 degrees, 59 minutes 47 seconds West for a distance of 146.88 feet to an iron pin found with KBW cap at the Southwest corner of said Lot 821 and also the Northwest corner of said Lot 822; thence run North 75 degrees, 58 minutes, 52 seconds East for a distance of 19.56 feet to an iron pin set with SSI cap; thence run North 80 degrees, 00 minutes, 14 seconds East for a distance of 63.35 feet to an iron pin set with SSI cap; thence run South 88 degrees, 20 minutes, 19 seconds East for a distance of 44.74 feet to the Point of Beginning. Said part of Lot 821 containing 552 Square Feet, more or less.

**TO HAVE AND TO HOLD**, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as

aforesaid; that we will and 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, we have hereunto set our hand and seal this 27th day of JUNE, 2016.

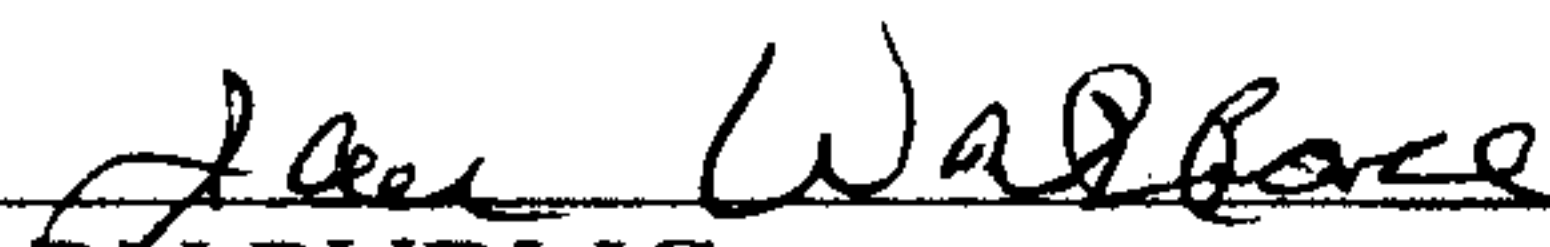
  
\_\_\_\_\_  
Arthur G. Coley, Jr.

STATE OF ALABAMA     )  
SHELBY COUNTY     )

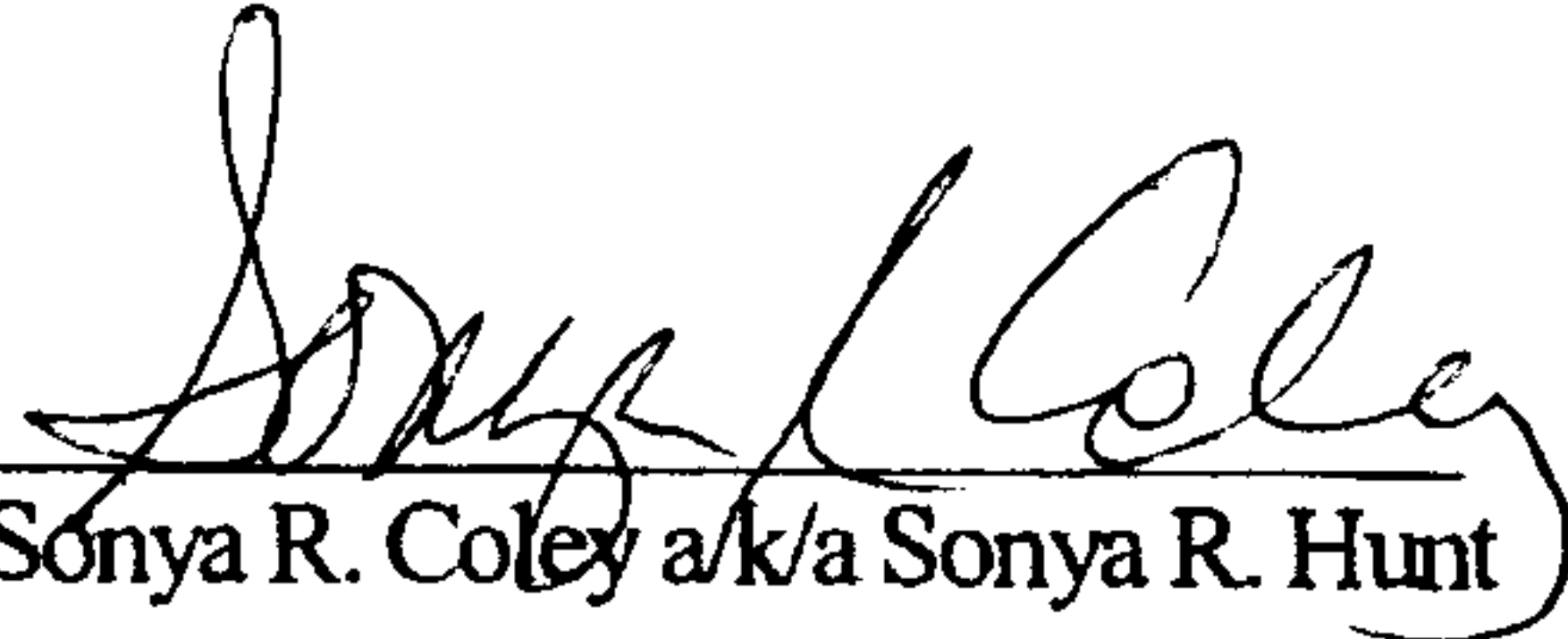
  
20160628000225300 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/28/2016 03:42:11 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Arthur G. Coley, Jr., whose name 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, with full authority, executed the same voluntarily.


Given under my hand and official seal this 27th day of JUNE, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 04/22/2018




  
Sonya R. Coley a/k/a Sonya R. Hunt

STATE OF ALABAMA     )  
SHELBY COUNTY     )

  
20160628000225300 3/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/28/2016 03:42:11 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sonya R. Coley a/k/a Sonya R. Hunt, whose name 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, she, with full authority, executed the same voluntarily.

Given under my hand and official seal this 27<sup>th</sup> day of JUNE, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 04/22/2018

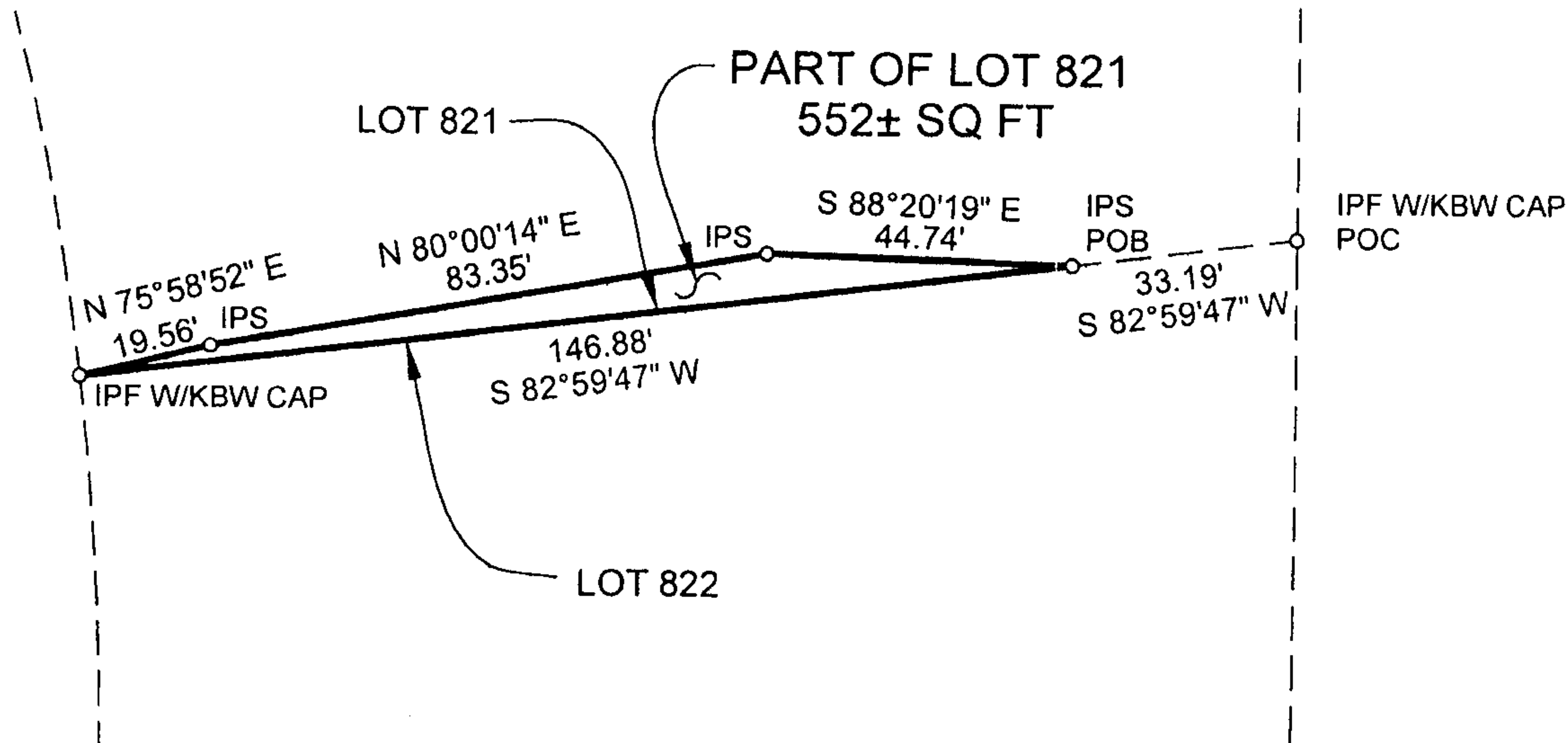
This instrument prepared by:  
Paul J. Spina, III  
SPINA & LAVELLE, P.C.  
One Perimeter Park South  
Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee



20160628000225300 4/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
06/28/2016 03:42:11 PM FILED/CERT

SCALE: 1"=40'

HIGHLAND LAKES ROAD



**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION  
THIS IS NOT A SURVEY**

PREPARED BY:  
SURVEYING SOLUTIONS, INC.  
2232 CAHABA VALLEY DRIVE SUITE M  
BIRMINGHAM, AL 35242  
TEL: (205) 991-8965

**LEGAL DESCRIPTION**

Part of Lot 821 in Highland Lakes 8th Sector an Eddleman Community as recorded in Map Book 23 on Page 145 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found with KBW cap at the Southeast corner of said Lot 821 also being the Northeast corner of Lot 822 in said Highland Lakes 8th Sector; thence run South 82 degrees, 59 minutes 47 seconds West (an assumed bearing) along the South line of said Lot 821 and also along the North line of said Lot 822 for a distance of 33.19 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue South 82 degrees, 59 minutes 47 seconds West for a distance of 146.88 feet to an iron pin found with KBW cap at the Southwest corner of said Lot 821 and also the Northwest corner of said Lot 822; thence run North 75 degrees, 58 minutes, 52 seconds East for a distance of 19.56 feet to an iron pin set with SSI cap; thence run North 80 degrees, 00 minutes, 14 seconds East for a distance of 83.35 feet to an iron pin set with SSI cap; thence run South 88 degrees, 20 minutes, 19 seconds East for a distance of 44.74 feet to the Point of Beginning. Said part of Lot 821 containing 552 Square Feet, more or less.

I, Carl Daniel Moore, a registered Land Surveyor, certify that all parts of the above legal description and sketch have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

*Carl Daniel Moore*

Carl Daniel Moore, Reg. L.S. # 12159

*5-9-16*

Date of Signature

