

Send tax notice to:  
MICAH H. MURPHY  
6091 EAGLE POINT CIRCLE  
BIRMINGHAM, 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  
Shelby COUNTY

2017343

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand Four Hundred and 00/100 Dollars (\$305,400.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CLAY SMITHERMAN and STEPHANIE SMITHERMAN, HUSBAND AND WIFE **whose mailing address** is: 2 Pope Court, Fairhope, AL 36532 (hereinafter referred to as "Grantors") by MICAH H. MURPHY and MADISON C. MURPHY **whose property address** is: 6091 Eagle Point Circle, Birmingham, 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 Shelby County, Alabama, to-wit:

**Lot 720, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

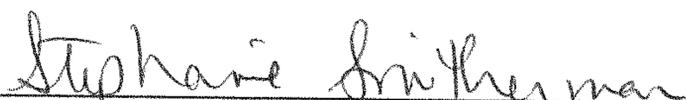
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1995-18658; Inst. No. 1996-33773; Inst. No. 1997-19417 and Inst. No. 2007-56846.

\$274,860.00 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 24<sup>th</sup> day of June, 2017.

  
CLAY SMITHERMAN

  
STEPHANIE SMITHERMAN

STATE OF AL  
COUNTY OF Shelby

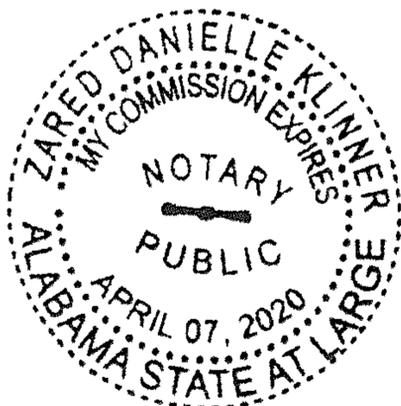


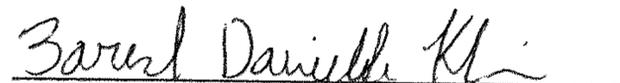
Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/29/2017 11:40:28 AM  
\$49.00 CHERRY  
20170629000232550



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAY SMITHERMAN and STEPHANIE SMITHERMAN 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 24 th day of June, 2017.



  
Notary Public  
Print Name: Zared Danielle Kliner  
Commission Expires: 4/7/2020