

2018121300436860 1/1 \$215.00
Shelby Cnty Judge of Probate, AL
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Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Brad Murphy
Catherine Murphy
1642 Oak Park Lane
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Bibb

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand Dollars and No Cents (\$200,000.00) the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Terry Finch, a single person, whose mailing address is:

5227 Brookside Pass Hoover, Al. 35249

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brad Murphy and Catherine Murphy, whose mailing address is:

0 Whispering Pines Farms, Helena, AL 35080 1642 Oak Park Ln Helena Al 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Bibb County, Alabama, the address of which is: 0 Whispering Pines Farms, Helena, AL 35080 to-wit:

Lot 14-BB, according to the map of the Finch Resurvey of Lots 14A & 14C, as recorded in Map Book 50, page 10, in the Probate Office of Shelby County, Alabama, being a resurvey of Part of Lot 14 and 16, Whispering Pines Farms of Shelby and Bibb Counties, as recorded in Map Book 35, Page 20, Shelby County Alabama and Map Book 41, Page 61, Bibb County Alabama Records.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto 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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 9th day of November 2018.

Terry Finch

Shelby County, AL 12/13/2018
State of Alabama
Deed Tax: \$200.00

State of Alabama
County of Jefferson

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

Given under my hand and official seal this the 9th day of November, 2018.

Marcus Hunt
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 5/12/24

