

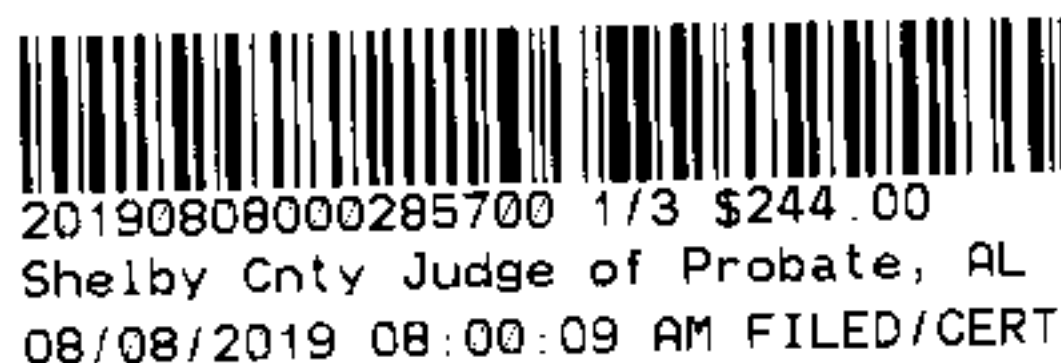
THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
CARLA MALONE
122 PENHALE PARK ROAD
HELENA, ALABAMA 35080

WARRANTY DEED

Shelby County, AL 08/08/2019
State of Alabama
Deed Tax: \$223.00

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED TWENTY THREE THOUSAND AND NO/100 DOLLARS (\$223,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, WILLIAM E. MURPHY and wife, CHAOHUI T. MURPHY, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CARLA MALONE, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 5, according to the Survey of Penhale Park Subdivision Final Plat of Lots 1 through 16 as recorded in Map Book 33 page 97, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20040625000349580 in the Probate Office.
3. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20040629000355430 in Probate Office.
4. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Book 271 page 739 and Book 271 page 718 in the Probate Office.
5. Right(s) of Way(s) granted to Colonial Pipeline Company by instrument(s) recorded in Book 267 page 834 and Book 222 page 209 in the Probate Office.
6. Right(s) of Way(s) granted to Alabama Power Company and Colonial Pipeline by instrument(s) recorded in Book 386 page 398 in the Probate Office.
7. A 30 foot building setback line from front and rear of lot as recorded in Map Book 33 page 97 in the Probate Office.
8. Easement(s) for roadway as shown and recorded in Book 108 page 341 in Probate Office.
9. A 10 foot utility easement along the front of lot and a 20 foot utility easement along the rear of lot as shown on recorded Map Book 33 page 97 in the Probate Office.
10. 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 as set out in Book 150 page 648 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31ST day of JULY, 2019.

 (L.S.)
WILLIAM E. MURPHY

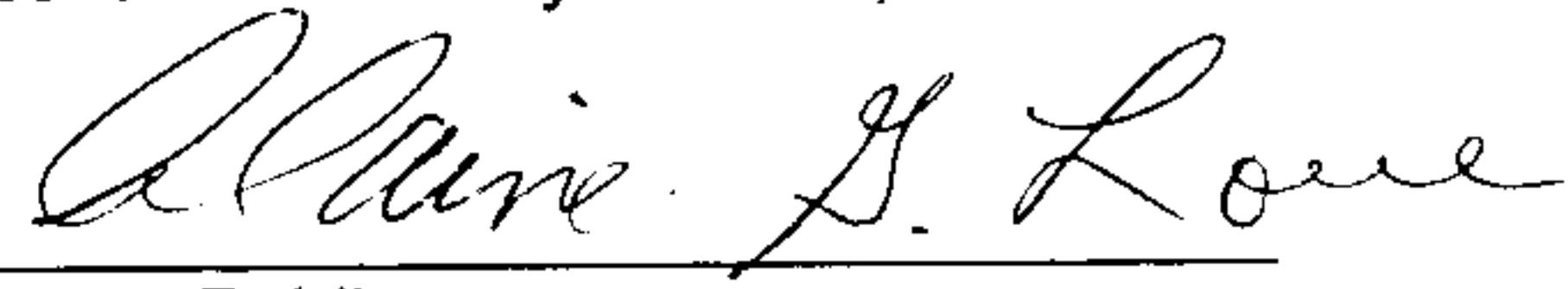
 (L.S.)
CHAOHUI T. MURPHY


STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM E. MURPHY and wife, CHAOHUI T. MURPHY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of JULY, 2019.


Notary Public
My Commission Expires: 10/31/2019


20190808000285700 2/3 \$244.00
Shelby Cnty Judge of Probate, AL
08/08/2019 08:00:09 AM FILED/CERT

Grantor's Name:
WILLIAM E. MURPHY and wife, CHAOHUI T. MURPHY
Mailing Address:
122 PENHALE PARK ROAD
HELENA, ALABAMA 35080

Property Address:
122 Penhale Park Road
Helena, AL 35080

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
CARLA MALONE
Mailing Address:
122 PENHALE PARK ROAD
HELENA, ALABAMA 35080

Date of Sale: JULY 31ST, 2019
Total Purchase Price: \$223,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



20190808000285700 3/3 \$244.00
Shelby Cnty Judge of Probate, AL
08/08/2019 08:00:09 AM FILED/CERT