

20190904000325450
09/04/2019 09:15:23 AM
DEEDS 1/4

This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Law LLC
1200 Corporate Drive, Suite 150

Send tax notices to:

PENSCO Trust Company, LLC
PO Box 173859
Denver, Colorado 80217-3859
Attention: Jon Fisher

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned, **Terence Allen Murphy and wife, Bonnie Murphy** (the "Grantor"), with a mailing address of 133 Courtside Drive, Birmingham, Alabama 35242, in hand paid by **PENSCO Trust Company, LLC Custodian FBO Denis J. Murphy IRA**, a Colorado limited liability company (the "Grantee"), with a mailing address of 1560 Broadway Street, Suite 400, Denver, Colorado 80202 Attention: Jon Fisher, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

(See Exhibit "A" attached hereto)

SUBJECT TO easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

And subject to the foregoing, the Grantor does for itself, its heirs, successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

* * * * *

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Terence Allen Murphy and
Bonnie Murphy
133 Courtside Drive
Birmingham, Alabama 35242

Grantee's Name and MailingAddress:

PENSCO Trust Company, LLC
Custodian FBO Denis J. Murphy IRA
1560 Broadway Street, Suite 400
Denver, Colorado 80202
Attention: Jon Fisher

Property Address: 133 Courtside Drive
Birmingham, Alabama 35242

Purchase/Sale Price: \$244,984.01

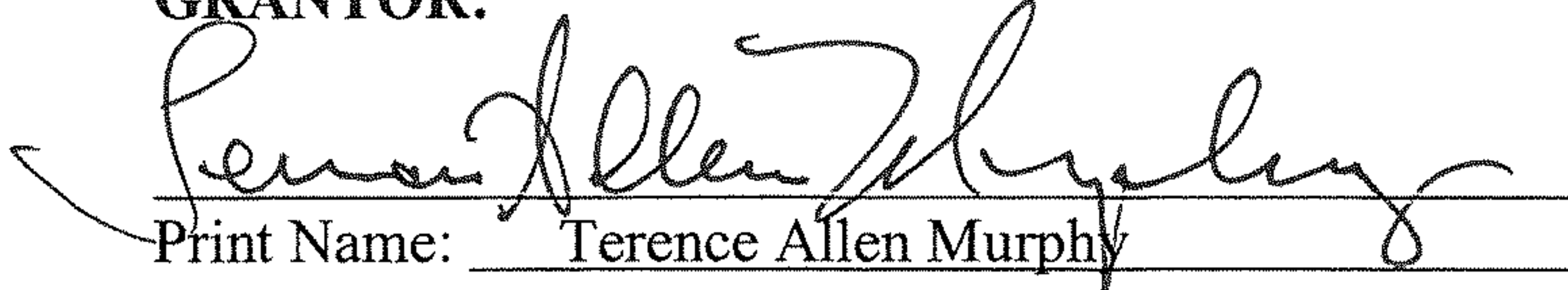
The purchase price or actual value claimed can be verified in the following documentary evidence:

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<u> X </u> Closing Statement	


[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 29
day of August, 2019.

GRANTOR:


Print Name: Terence Allen Murphy

GRANTOR:

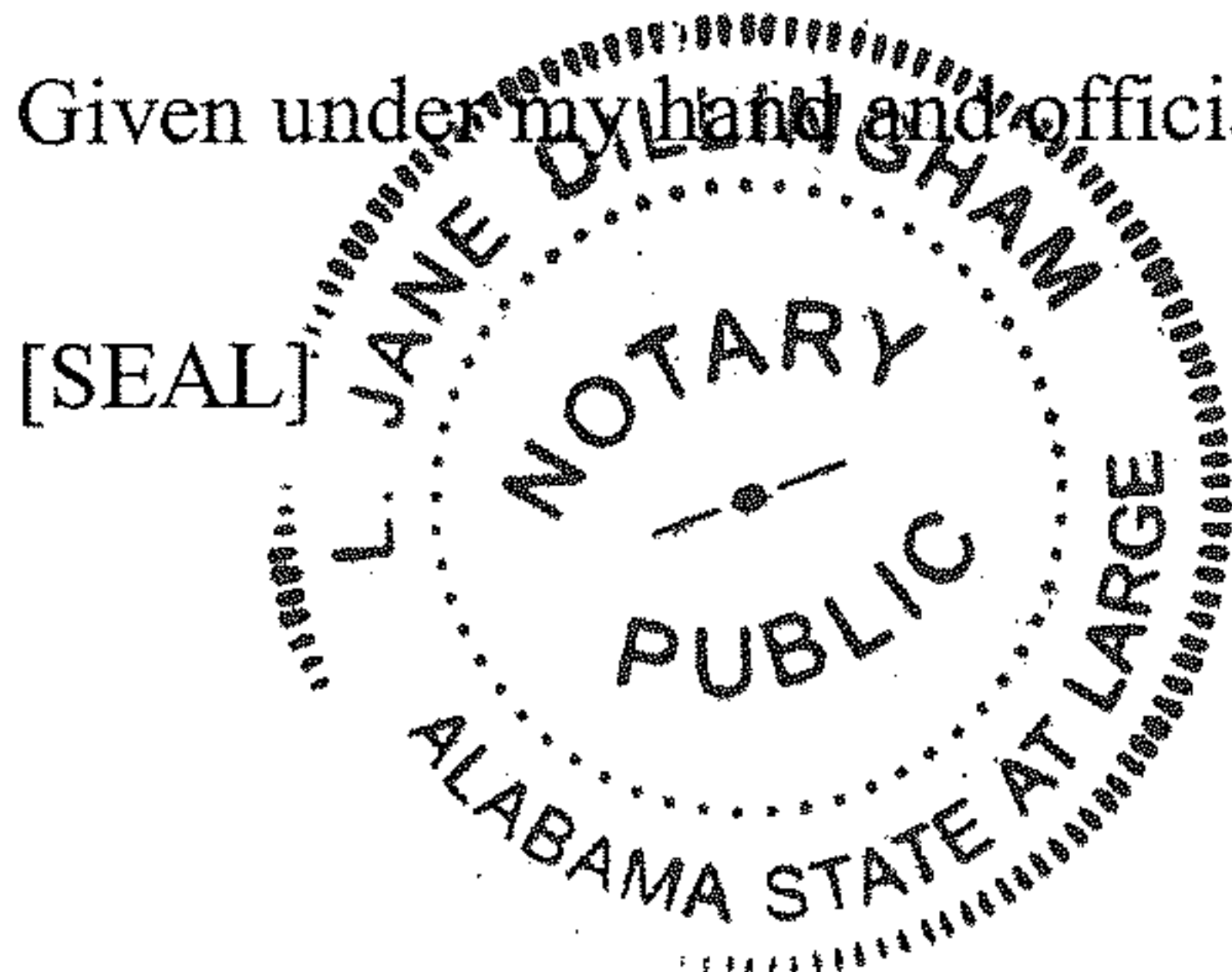

Print Name: Bonnie Murphy

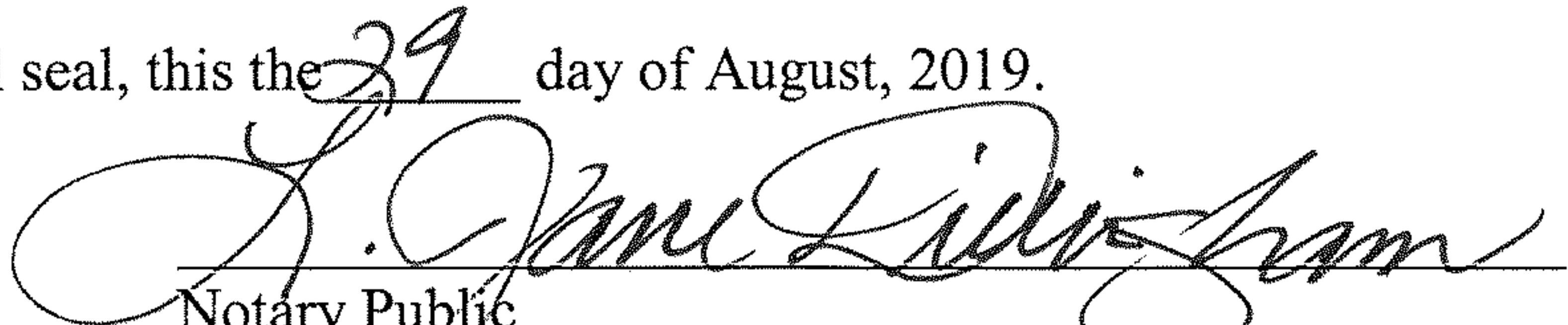
STATE OF ALABAMA)

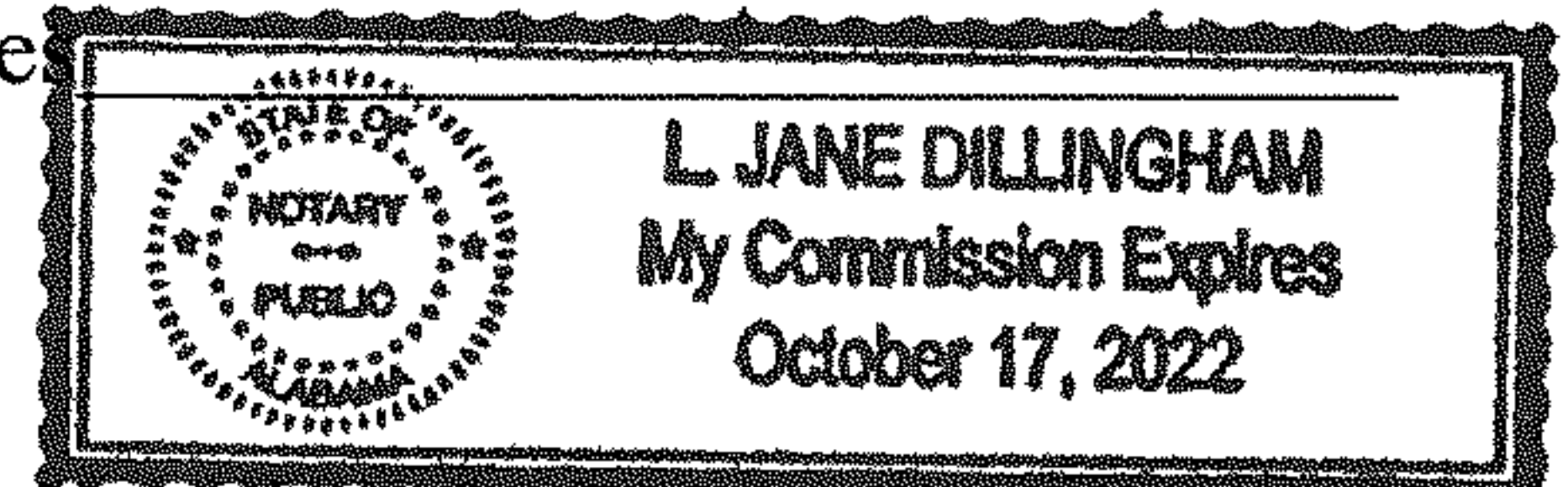
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Terence Allen Murphy**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he voluntarily executed the same.

Given under my hand and official seal, this the 29 day of August, 2019.




Notary Public
My Commission Expires

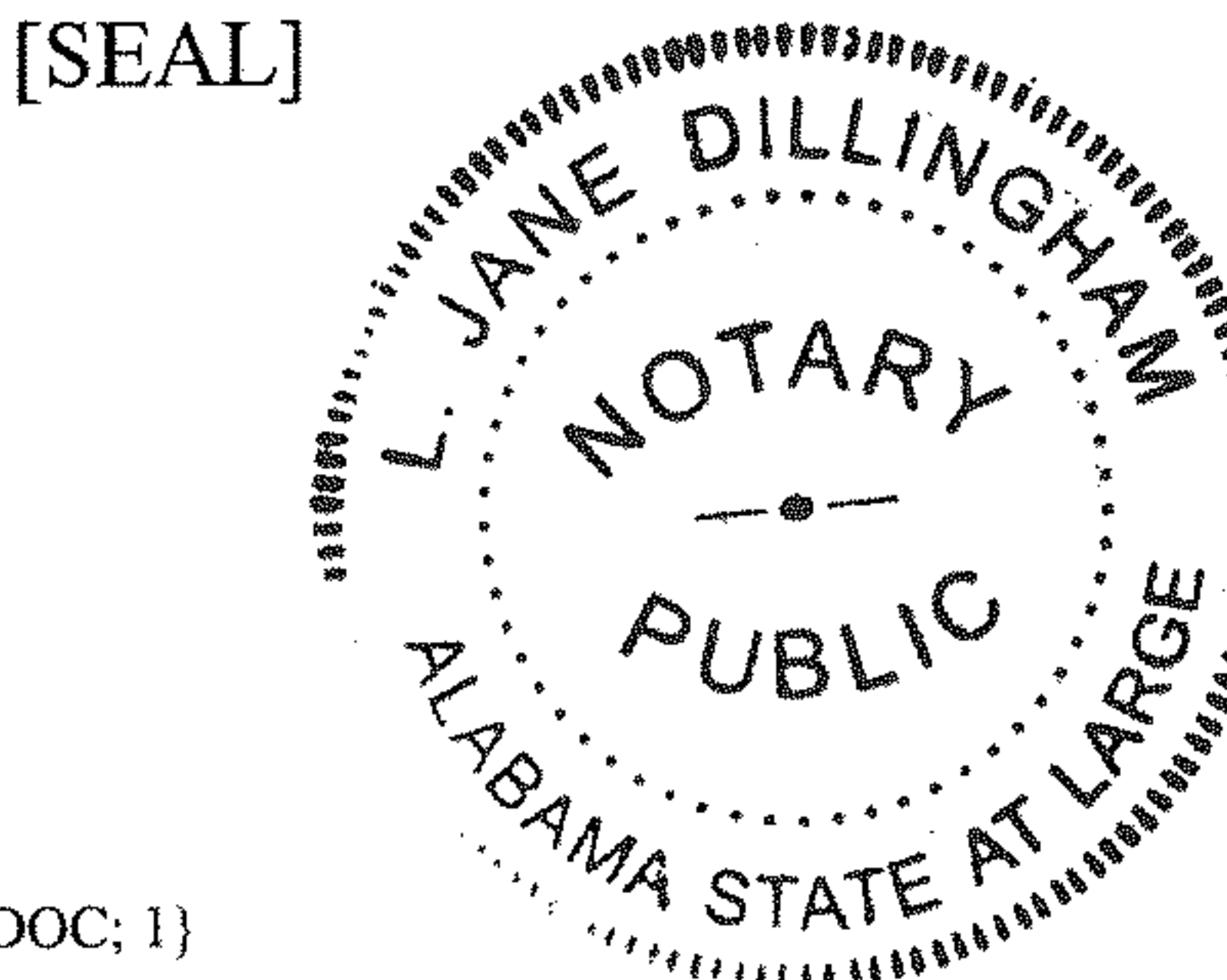


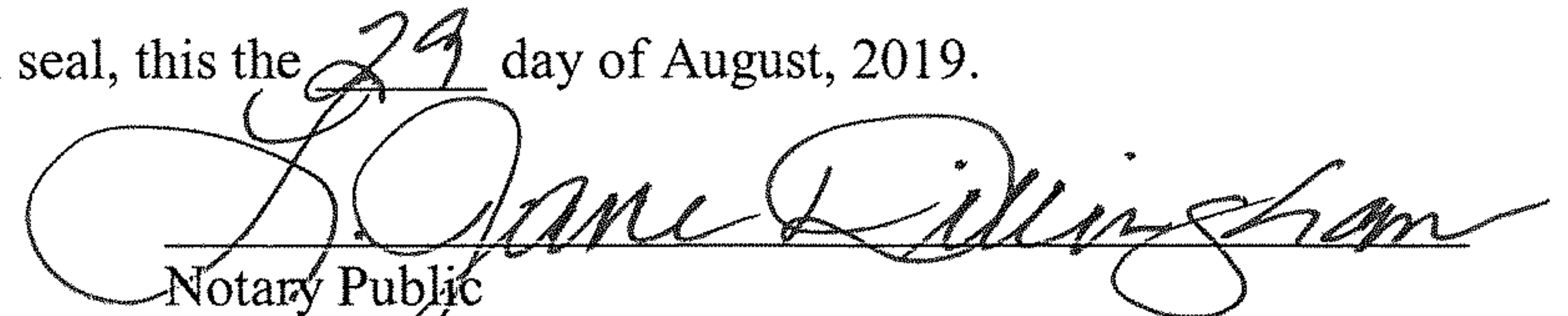
STATE OF ALABAMA)

COUNTY OF Shelby)

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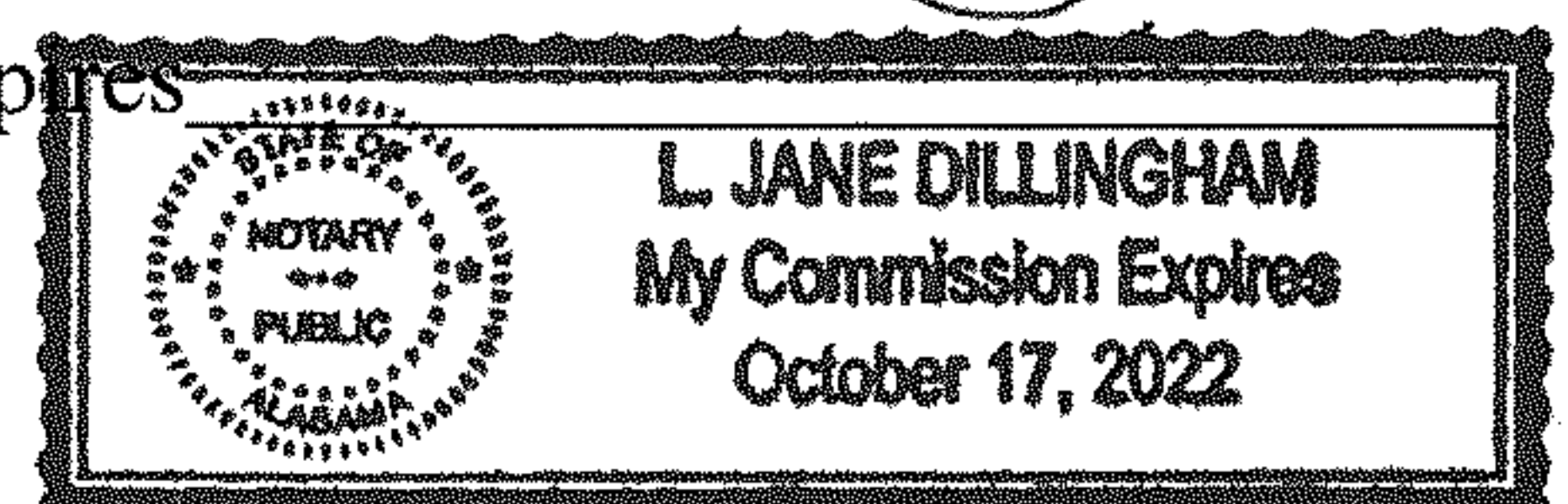


EXHIBIT "A"**LEGAL DESCRIPTION OF LAND**

Unit 19A, according to a Resurvey of Lots 2A, 13A, 14A, 18A and 19A of Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument No. 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded at Instrument Number 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 28, page 103 in said Probate Office and resurvey recorded in Map Book 37, Page 78 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2019 09:15:23 AM
\$276.00 CATHY
20190904000325450

Allen S. Bayl