

Send tax notice to:  
EUGENE M MURPHY  
113 KILBERRY CIRCLE  
PELHAM, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019641

Shelby COUNTY

**20191030000401060**  
**10/30/2019 03:12:06 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ninety-One Thousand Two Hundred and 00/100 Dollars (\$491,200.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES GRAY, LLC** whose mailing address is: *2101 47<sup>th</sup> Ave S, Ste 200 Birmingham, 35203* (hereinafter referred to as "Grantor") by **EUGENE M MURPHY and LISA M MURPHY** whose property address is: **113 KILBERRY CIRCLE, PELHAM, AL, 35124** (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 Kilkerran at Ballantrae, Phase II, as recorded in Map Book 33, Page 103, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:


1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
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. 2004-37477.

**\$484,350.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, CHARLES GRAY, LLC, by Eric Waite and Christopher Gray Mobley, its Members, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 25<sup>th</sup> day of October, 2019.

Charles Gray, LLC

  
Eric Waite, Member

  
Christopher Gray Mobley, Member

STATE OF ALABAMA  
COUNTY OF SHELBY

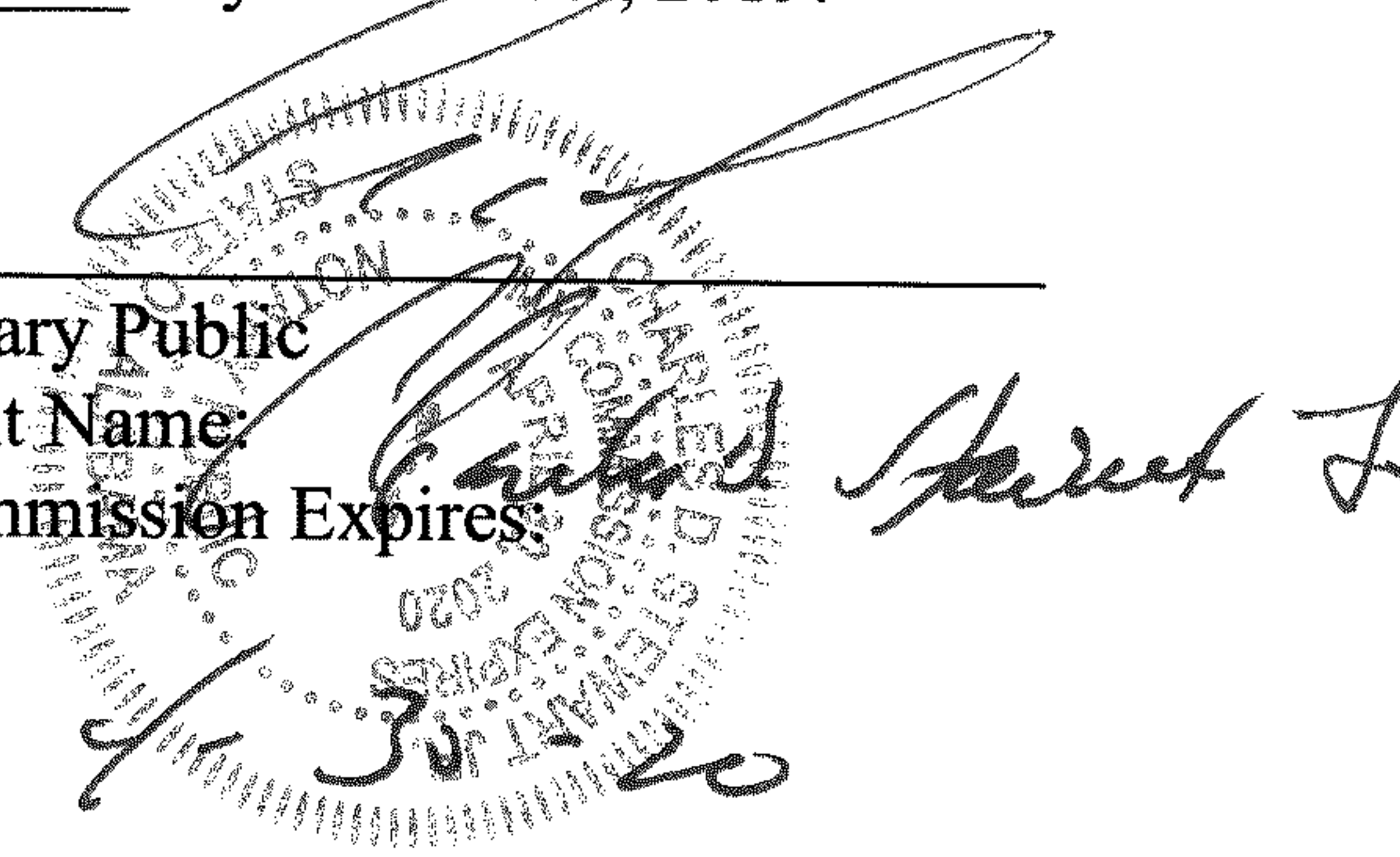
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Waite and Christopher Gray Mobley, whose names as Members of CHARLES GRAY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 25<sup>th</sup> day of October, 2019.

Notary Public

Print Name:

Commission Expires:

  
The notary seal is circular with the text "NOTARY PUBLIC STATE OF ALABAMA" around the perimeter. Inside the seal, the name "Charles D. Stewart" is visible. A signature is written over the seal, and the commission expiration date "4-30-20" is handwritten below the seal.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/30/2019 03:12:06 PM  
\$32.00 CHERRY  
20191030000401060

  
Allie S. Bayl