

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Spygrass Exterior Living, Inc.
3110 Cummings St.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200701000271190
07/01/2020 10:59:09 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Donald R. Murphy, a married man, whose mailing address is:

3156 Pelham Parkway, Suite 2, Pelham, AL 35124

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

Spygrass Exterior Living, Inc., whose mailing address is: 3110 Cummings St., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3110 Cummings St., Pelham, AL 35124** to-wit:

A parcel of land in the SW ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the southwest corner of Section 13, Township 20 South, Range 3 West and run thence easterly along the south line of said section a distance of 513.53'; thence turn 100° 18'51" left and run northerly a distance of 136.51' feet to the point of beginning of the property being described; thence continue along last described course a distance of 164.55'; thence turn 101°16'18" right and run easterly a distance of 121.00'; thence turn 91°43'00" right and run southerly a distance of 161.43' to a point on the northerly margin of Cummings Street; thence turn 88°16'03" right and run westerly along said margin a distance of 10.00"; thence turn 91° 43'57" right and run northerly a distance of 161.43' to the Point of Beginning.

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

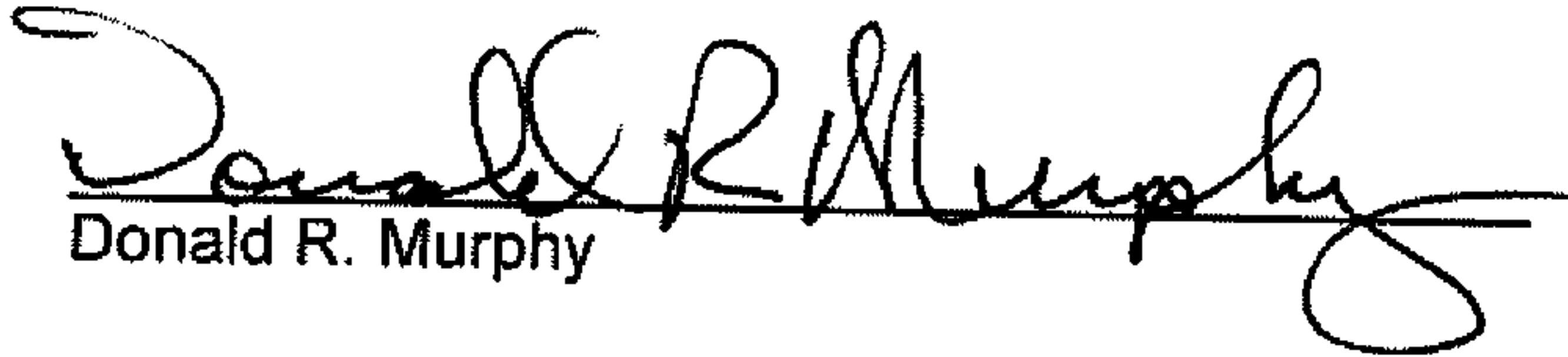
\$275,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

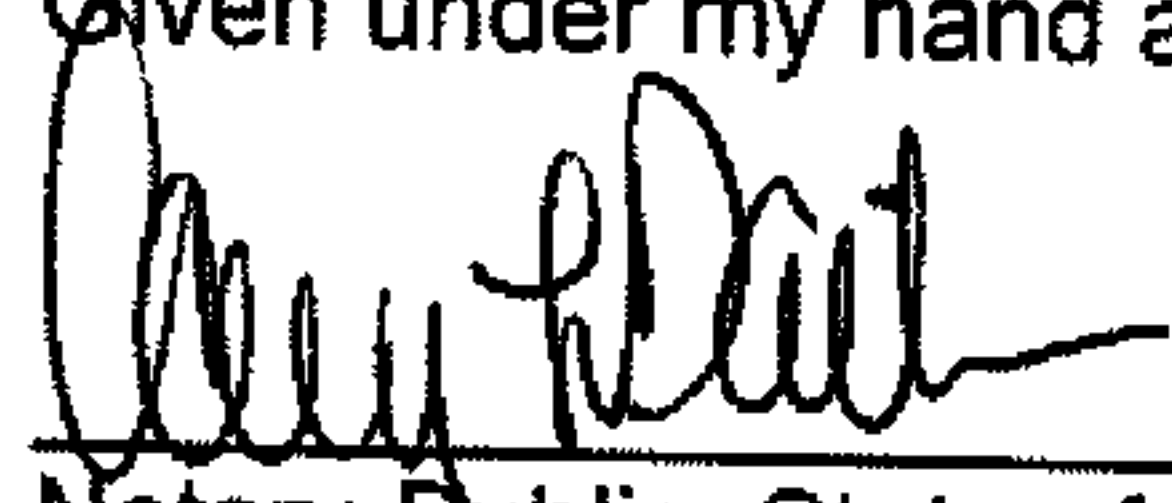
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant 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 the 12th day of June, 2020.

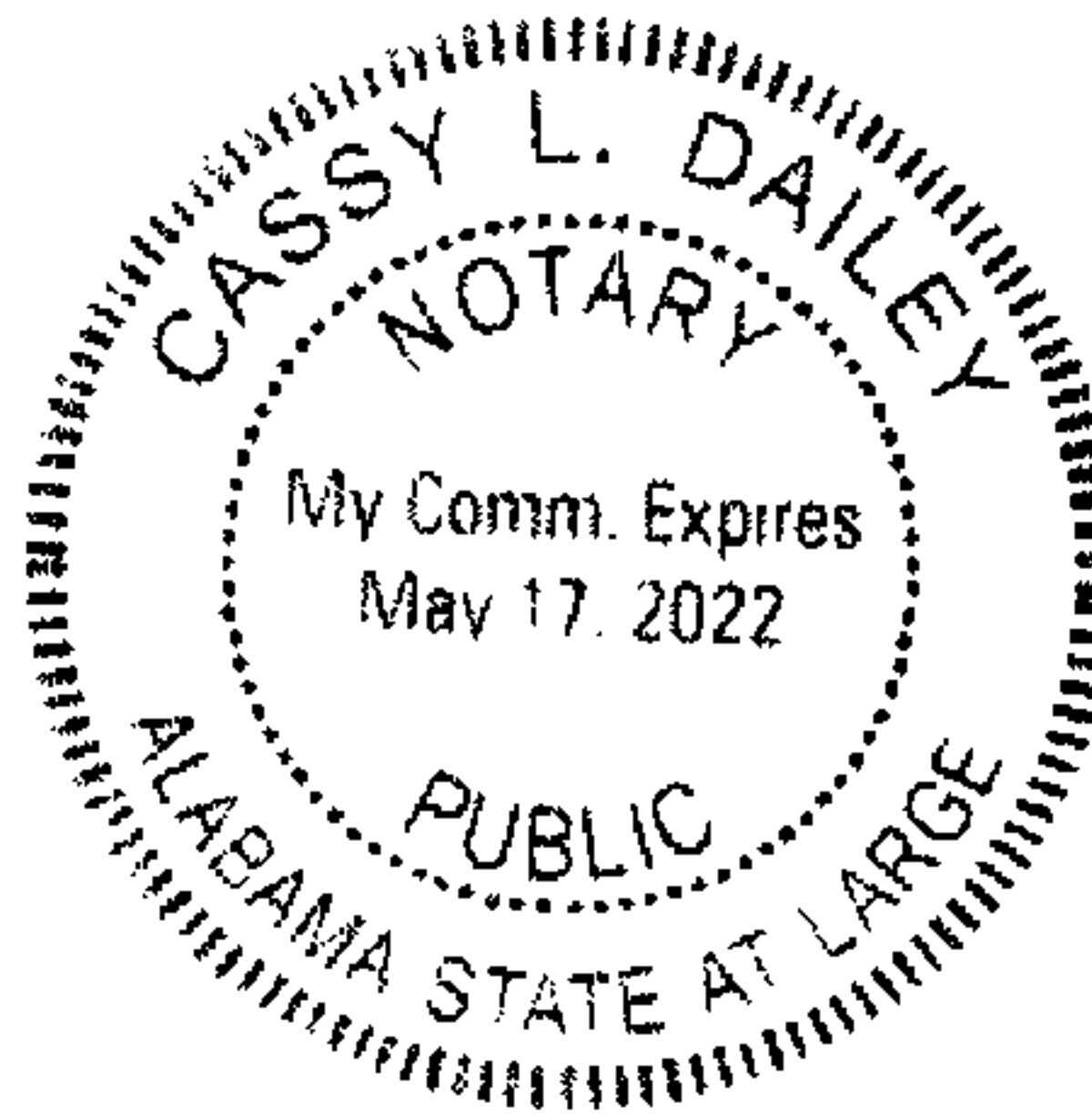

Donald R. Murphy

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Donald R. Murphy, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 12th day of June, 2020.



Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 10:59:09 AM
\$45.00 CHARITY
20200701000271190

