

20200819000361220  
08/19/2020 03:57:21 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

DAL Properties, LLC  
3112 Hwy. 109  
Wilsonville, AL 35186

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BLD2000374

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James M. Murphy, an unmarried man and William Dennis Murphy, a married man**, whose address is 14491 Hwy. 43, Vandiver, AL 35176 (hereinafter "Grantor", whether one or more), by **DAL Properties, LLC** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 66 acres m/l, Shelby County, AL**, to-wit:

**Beginning at an 'X' in a rock corner that represents the southeast corner of the southwest quarter of the southwest quarter of Section 28, Township 19 south, Range 1 west, Shelby County, Alabama and run thence South 89 degrees 30 minutes 09 seconds West along the south line of said quarter-quarter a distance of 1,343.90' to a found crimped pipe corner that represents the Southwest corner of same said southwest quarter of the southwest quarter; Thence run North 00 degrees 18 minutes 23 seconds West along the west line of said Section 28 a distance of 1,587.31' to a set rebar corner; Thence run North 89 degrees, 30 minutes 09 seconds East a distance of 205.75' to a set rebar corner; Thence run North 00 degrees, 18 minutes 23 seconds West a distance of 612.00' to a set rebar corner on the South margin of Old U.S. Highway No. 280 in a curve to the right having a central angle of 06 degrees, 45 minutes, 01 second and a radius of 1,210.00'; Thence run easterly along the arc of said curve an arc distance of 142.56' to the P.T. of said curve; Thence run North 89 degrees 02 minutes 18 seconds East along the tangent of last curve and along the south margin of said Old U.S. Highway No. 280 a distance of 402.21' to the P.C. of a curve to the left having a central angle of 45 degrees 47 minutes 57 seconds a radius of 817.80'; Thence run northeasterly along the arc of said curve and along the south margin of said Old Highway No. 280 an arc distance of 653.70' to a set rebar corner on the east quarter-quarter line of the northwest quarter of the southwest quarter of same said Section 28, Thence run South 00 degrees 32 minutes 56 seconds East along said quarter-quarter line a distance of 2,464.48' to the point of beginning.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

This property does not constitute the homestead of the grantors nor their spouses as defined in §6-10-3, Code of Alabama (1975).

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**N WITNESS WHEREOF**, Grantors have set their signature and seal on this 18th day of August, 2020.

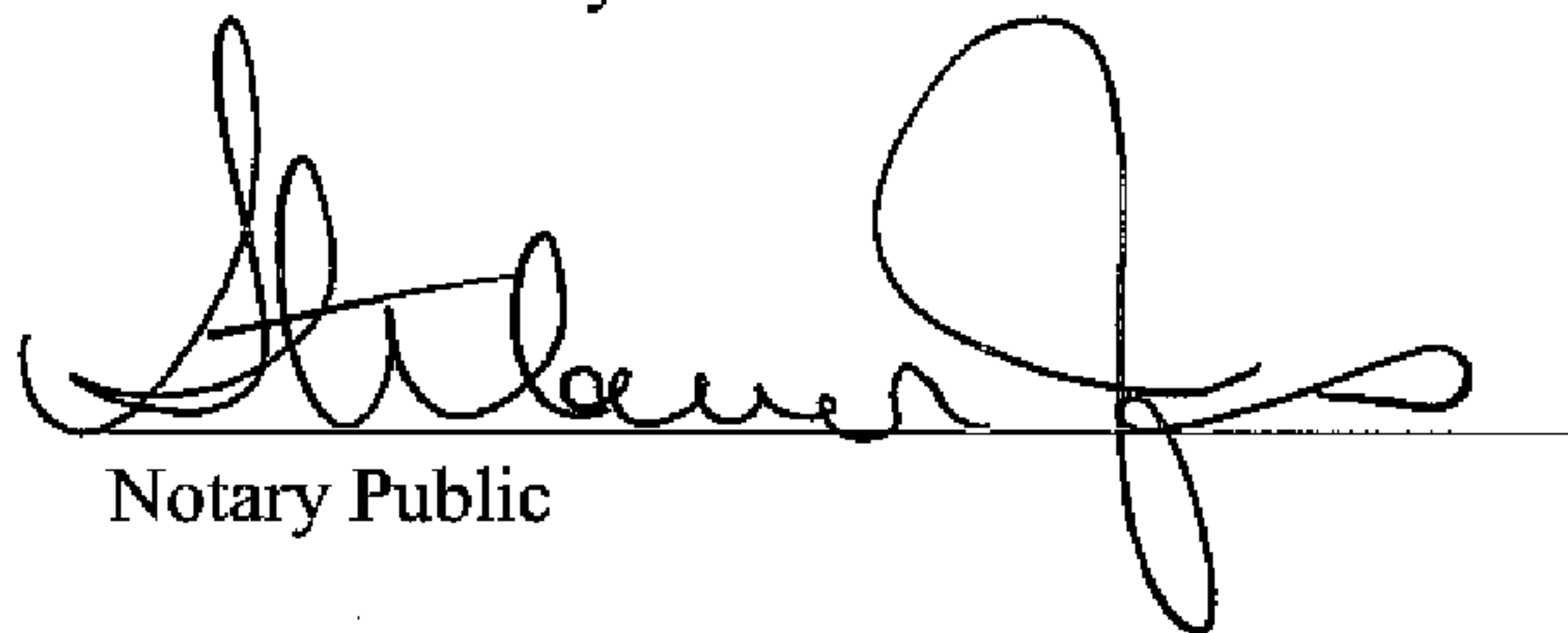
  
James M. Murphy

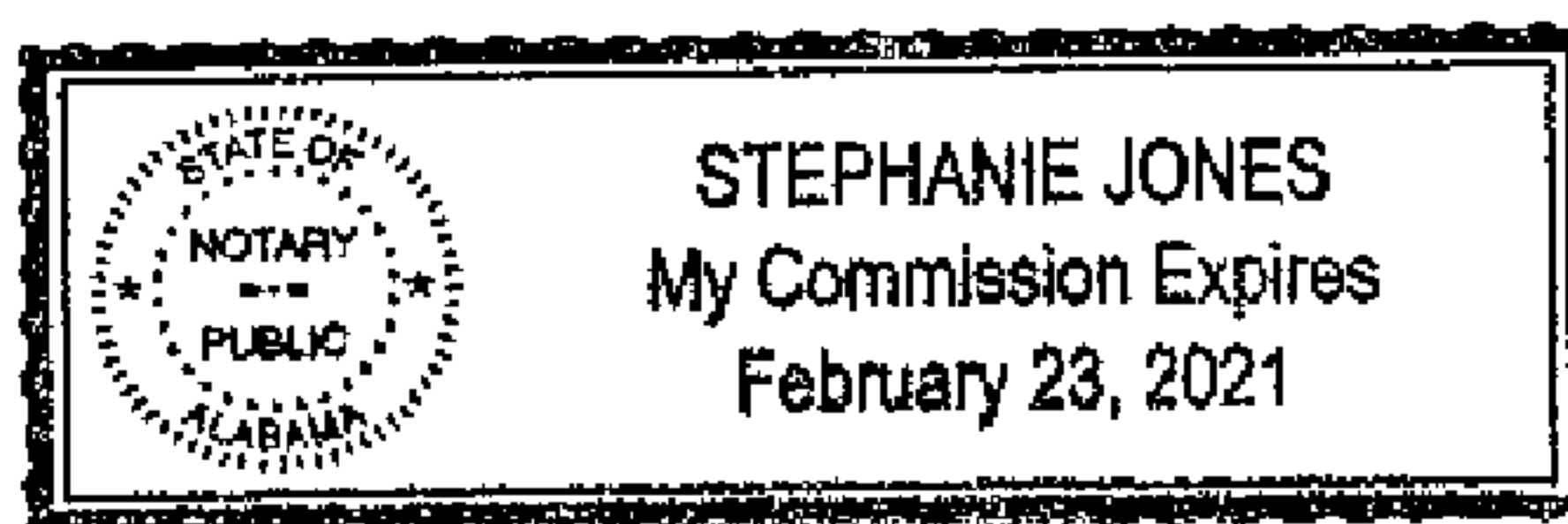
  
William Dennis Murphy

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, James M. Murphy and William Dennis Murphy, 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 on this 18th day of August, 2020.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/19/2020 03:57:21 PM  
\$400.00 CHERRY  
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