

20201106000505810  
11/06/2020 08:34:56 AM  
DEEDS 1/2

Send tax notice to:  
JORDAN MEANS  
5601 AFTON DRIVE  
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2020818T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL J MURPHY, SR and LINDSAY MURPHY, HUSBAND AND WIFE** whose mailing address is: 733 Heatherwood Drive, Bham 35244 (hereinafter referred to as "Grantors") by **JORDAN MEANS and MALLORY MORRISON MEANS** whose property address is: **5601 AFTON DRIVE, BIRMINGHAM, AL, 35242** 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 19, in Block 7, according to the Amended Survey of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Amended Survey of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records including those recorded in Deed Book 48, page 372 and Deed Book 304, page 756.
4. Covenants, Conditions and Restrictions recorded in Misc. Book 38, page 380.
5. Transmission Line permit to Alabama Power Company recorded in Deed Book 331, page 845.
6. Easement recorded in Misc. Book 38, page 454.
7. Agreement with Alabama Power Company recorded in Misc. Book 38, page 455.

**\$389,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22 day of October, 2020.

*Michael J. Murphy, Sr.*

MICHAEL J MURPHY, SR

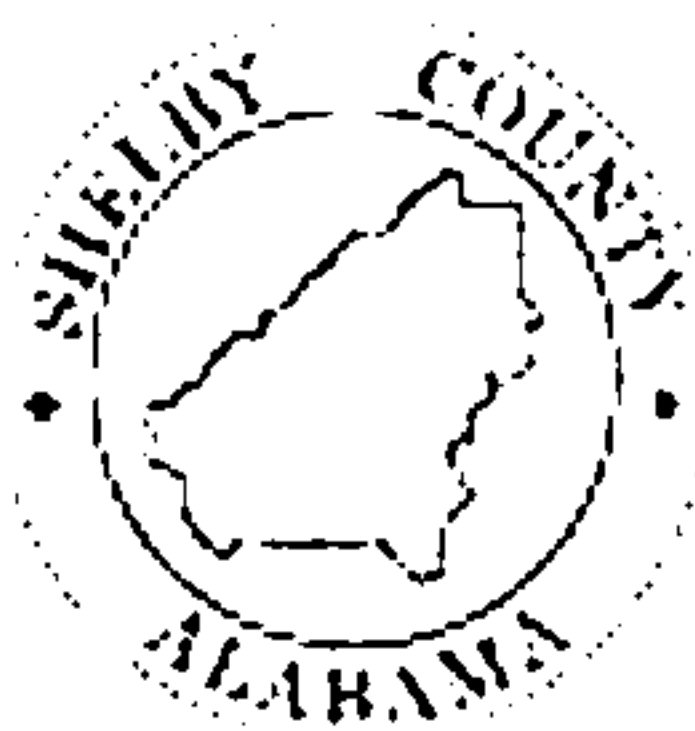
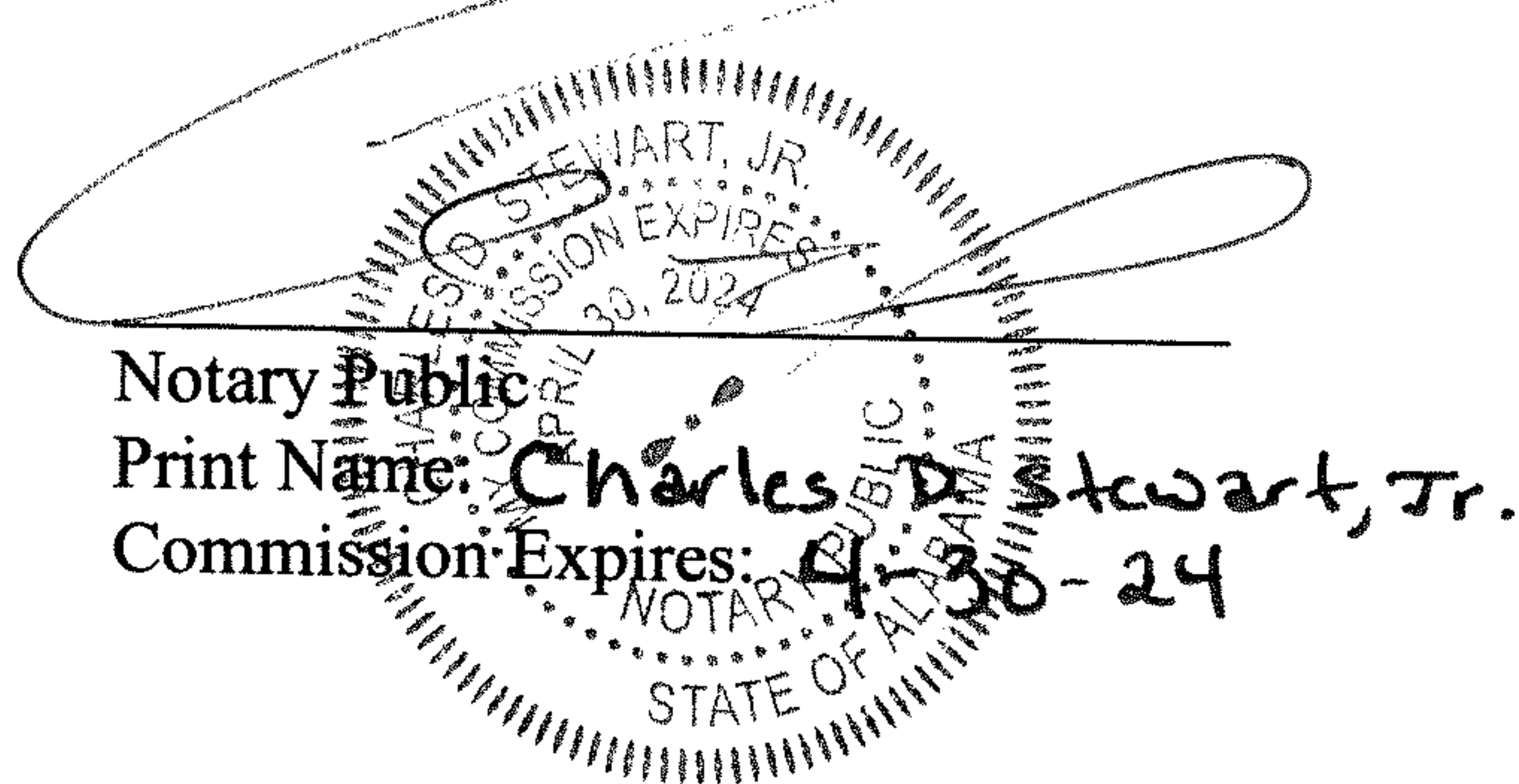
*Lindsay Murphy*

LINDSAY MURPHY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL J MURPHY, SR and LINDSAY MURPHY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of October, 2020.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2020 08:34:56 AM  
\$45.50 CHERRY  
20201106000505810

*Alicia S. Bayl*