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04/15/2021 09:52:18 AM

This Instrument Prepared by: **DEEDS 1/3**

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2270

Le Harbour Town Pt.
Shoal Creek, AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **William Dennis Murphy and Mary Ellen Murphy, a married couple** whose mailing address is: 14491 Hwy 43 Vandiver Alabama 35176 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert Post** whose mailing address is Le Harbour Town Pt. Shoal Creek, AL 35242 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 14491 Hwy 43, Vandiver, AL 35176

See EXHIBIT A

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of APRIL, 2021.

William Dennis Murphy
William Dennis Murphy

Mary Ellen Murphy
Mary Ellen Murphy

STATE OF ALABAMA

Tettusca County ss:

I, JACK R. THOMPSON JR., a Notary Public in and for said county in said state, hereby certify that **William Dennis Murphy and Mary Ellen 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 13th day of April, 2021

My Commission Expires:

10/31/2024
[Signature]
Notary Public

(S E A L)

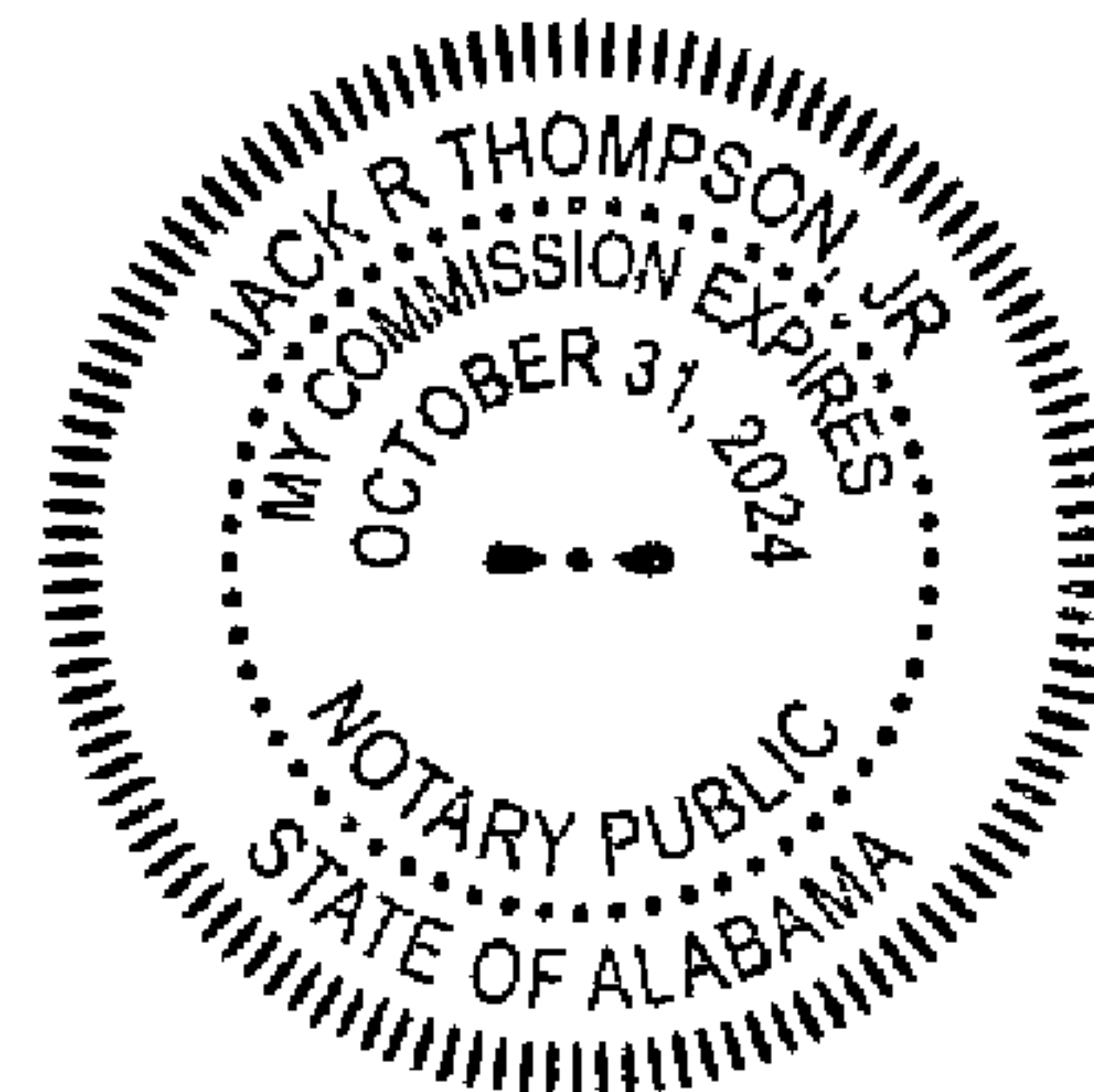


EXHIBIT A

A parcel of land in Section 6 & 7, Township 18 South, Range 2 East, and Sections 1 & 12 Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows;

Begin at a 1 1/2" tubing with iron at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 6, Township 18 South, Range 2 East; thence run North 00° 18' 33" West along the East line of said Quarter-Quarter Section for a distance of 1317.71 feet to a 1 1/2" tubing with iron at the Northeast corner of said Quarter-Quarter Section also being the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 6; thence run North 00° 16' 18" West along the East line of said Quarter-Quarter Section for a distance of 1314.84 feet to a 1 1/2" tubing with iron at the Northeast corner of said Quarter-Quarter Section; thence run South 89° 19' 26" West along the North line of said Quarter-Quarter Section for a distance of 1327.21 feet to a 1 1/2" tubing with iron at the Northwest corner of said Quarter-Quarter Section also being the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 1, Township 18 South, Range 1 East; thence run South 89° 38' 56" West along the North line of said Quarter-Quarter Section for a distance of 1334.80 feet to a 1 1/2" tubing with iron at the Northwest corner of said Quarter-Quarter Section; thence run South 00° 22' 07" East along the West line of the East half of the Southeast Quarter of said Section 1 for a distance of 2616.88 feet the Southwest corner of the Southeast Quarter of the Southeast Quarter said Section 1 also being the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 12, Township 18 South, Range 1 East; thence run South 00° 11' 00" East along the West line of said Quarter-Quarter Section for a distance of 1325.02 feet to a 1 1/2" open top iron found at the Southwest corner of said Quarter-Quarter Section; thence run North 89° 30' 38" East along the South line of said Quarter-Quarter Section for a distance of 1321.76 feet to a 3/4" rebar found at the Southeast corner of said Quarter-Quarter, also being the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 7, Township 18 South, Range 2 East; thence run North 89° 28' 52" East along the South line of said Quarter-Quarter Section for a distance of 765.65 feet to an iron pin set with SSI cap on the Northwest Right-of-Way line of Highway 43; thence run North 61° 20' 00" East along said Right-of-Way line for a distance of 972.96 feet to an iron pin set with SSI cap; thence run North 18° 41' 11" West for a distance of 895.40 feet to the Point of Beginning. Said Parcel containing 241.835 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 09:52:18 AM
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Allen S. Bayl