

Send tax notice to:
ERIC MURPHY
5109 HOLLOW LOG LANE
BIRMINGHAM, AL, 35244

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

STATE OF ALABAMA

2021498T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-Six Thousand One Hundred and 00/100 Dollars (\$326,100.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **S&L ENTERPRISES, INC** whose mailing address is: P.O. Box 360863, Birmingham AL 35236 (hereinafter referred to as "Grantor") by **ERIC MURPHY and KARRIE MURPHY** whose property address is: **5109 HOLLOW LOG LANE, BIRMINGHAM, AL, 35244** (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 17, according to the Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

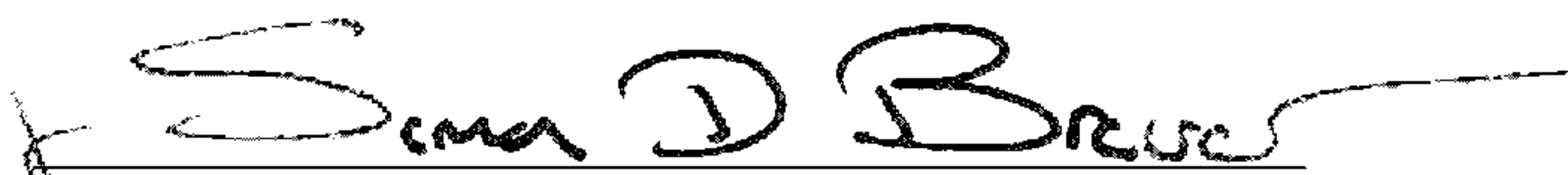
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the 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 4, page 376.
4. Covenants, Conditions and Restrictions recorded in Misc. Book 7, page 2, in the Probate Office of Shelby County, Alabama.
5. Right of way to Southern Bell Telephone & Telegraph Co., as recorded in Deed Book 285, page 365.
6. Right of way to Alabama Power Company recorded in Misc. Book 7, page 206; Misc. Book 7, page 207; Deed Book 129, page 561; Deed Book 179, page 370; Deed Book 185, page 131; Deed Book 187, page 363 and Deed Book 283, page

\$293,490.00 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, S&L ENTERPRISES, INC, by SIMON D BREWER, its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of June, 2021.

S&L ENTERPRISES, INC.



BY: SIMON D BREWER

ITS: PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

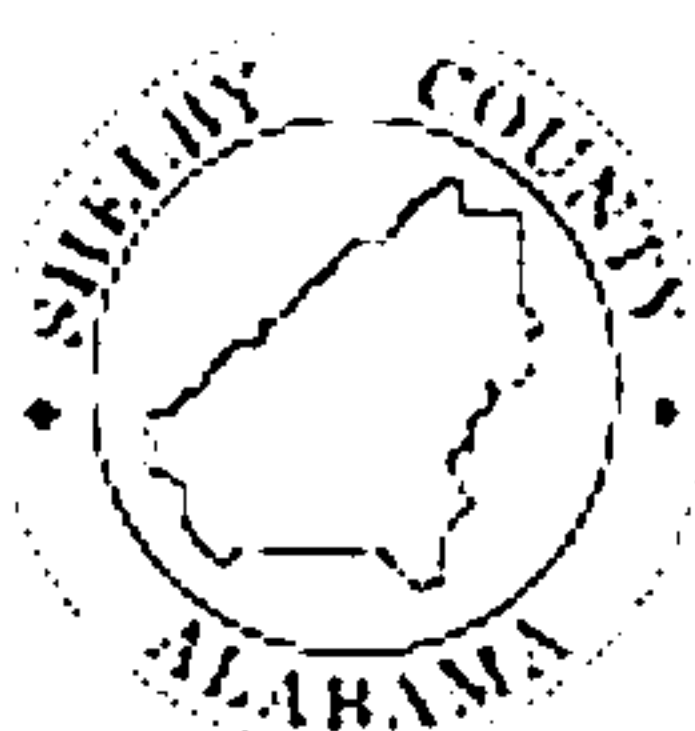
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SIMON D BREWER, whose name as PRESIDENT of S&L ENTERPRISES, INC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 30th day of June, 2021.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2021 09:59:39 AM
\$58.00 BRITTANI
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