

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

Send Tax Notice To:  
Todd A. McMurray  
104 Deer Ridge Drive  
Chelsea, AL 35043

## GENERAL WARRANTY DEED

20210730000368520  
07/30/2021 09:01:12 AM  
DEEDS 1/2

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$242,500.00)**, 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

**William T. Knight and Laverne Jane Knight, a married couple, whose mailing address is:**

**104 Deer Ridge Drive, Chelsea, AL 35043**

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

**Todd A. McMurray, whose mailing address is:**

**248 Monarch Drive, Santa Rosa, FL 32459**

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(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 104 Deer Ridge Drive, Chelsea, AL 35043** to-wit:

Lot 3, according to the Survey of Balentree Lake, First Addition as recorded in Map Book 22, Page 80, in the Probate Office of Shelby County, Alabama.

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

\$222,069.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 23rd day of July, 2021.

*William T Knight by Laverne Jane Knight  
his Attorney in Fact*

William T. Knight, by Laverne Jane Knight, his  
Attorney In Fact

*Laverne Jane Knight*  
Laverne Jane Knight

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laverne Jane Knight, Attorney In Fact for William T. Knight, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Attorney In Fact and with full authority, executed the same voluntarily and as the act of said limited liability company.

Given under my hand and official seal this the 23rd day of July, 2021.

*Cassy L. Dailey*

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  
07/30/2021 09:01:12 AM  
\$45.50 CHERRY  
20210730000368520

*Allie S. Boyd*