

SEND TAX NOTICE TO:

Steven A. Smith and Melissa B. Smith

733 Hickory Hollow
Chelsea AL 35043

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED TWENTY FIVE AND 00/100 (\$888,925.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Murphy Home Builders, LLC, a Limited Liability Company**, whose address is 135 Belcher Drive, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Steven A. Smith and Melissa B. Smith**, as joint tenants with rights of survivorship, (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 **Steven A. Smith and Melissa B. Smith**, the following described real estate situated in Shelby County, Alabama, the address of which is **733 Hickory Hollow, Chelsea, AL 35043 to-wit:**

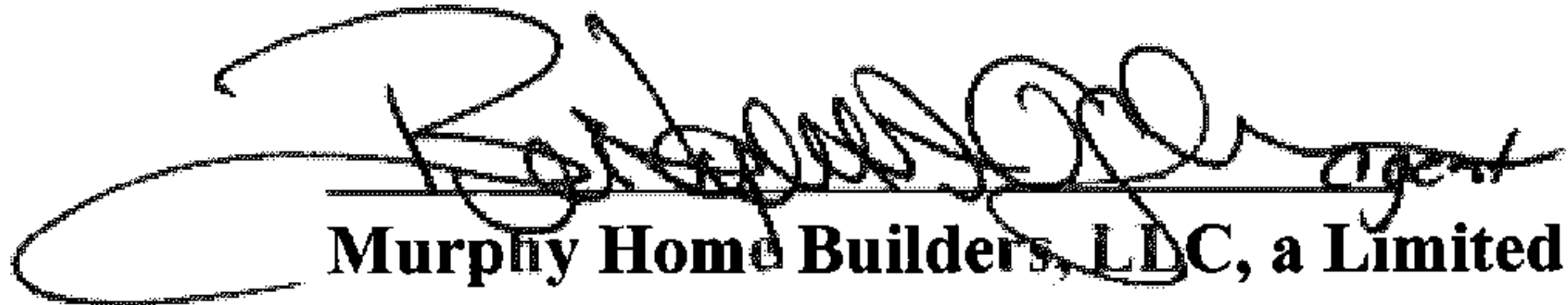
Lot 42, according to the Survey of Final Plat of The Highlands of Chelsea, Phase 1, Sector 2, as recorded in Map Book 53, Page 62A and 62B, in the Probate office of Shelby County, Alabama.

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.

Subject to a third-party mortgage in the amount of \$800,032.00 executed and recorded simultaneously herewith.

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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of May, 2022.



Murphy Home Builders, LLC, a Limited Liability Company

By: Bridgett A. Ogburn, as Authorized Agent

STATE OF ALABAMA

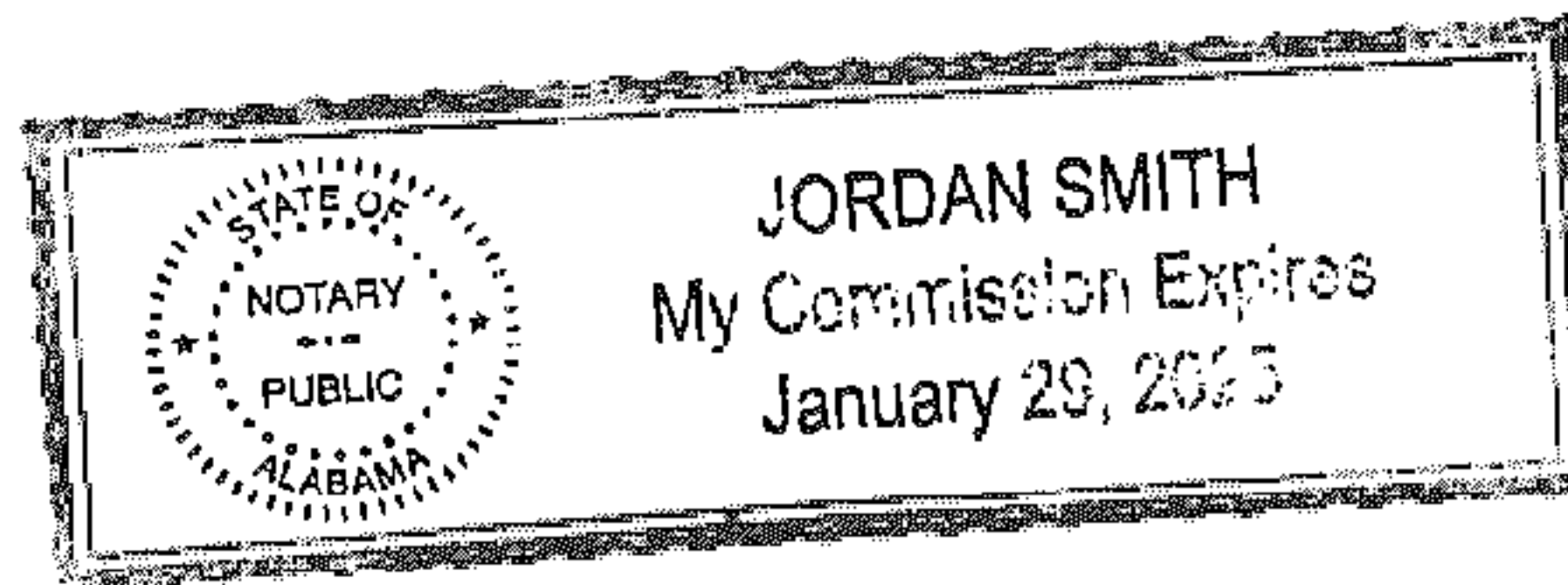
COUNTY OF SHELBY

I, Jordan Smith, a Notary Public, in and for said County in said State, hereby
certify that Bridgett A. Ogburn whose name as
Authorized Agent of Murphy Home Builders, LLC, a Limited Liability
Company, 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 instrument, he (she), as such officer and with full
authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 6th day of May, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2022 01:38:10 PM
\$914.00 CHERRY
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