

20220601000220270
06/01/2022 01:28:46 PM
QCDEED 1/2

Send tax notice to:
Murphy Home Builders, LLC
135 Belcher Dr
Pelham, AL 35124
CHL-22-2539

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

Market Value \$194,300.00

QUITCLAIM DEED

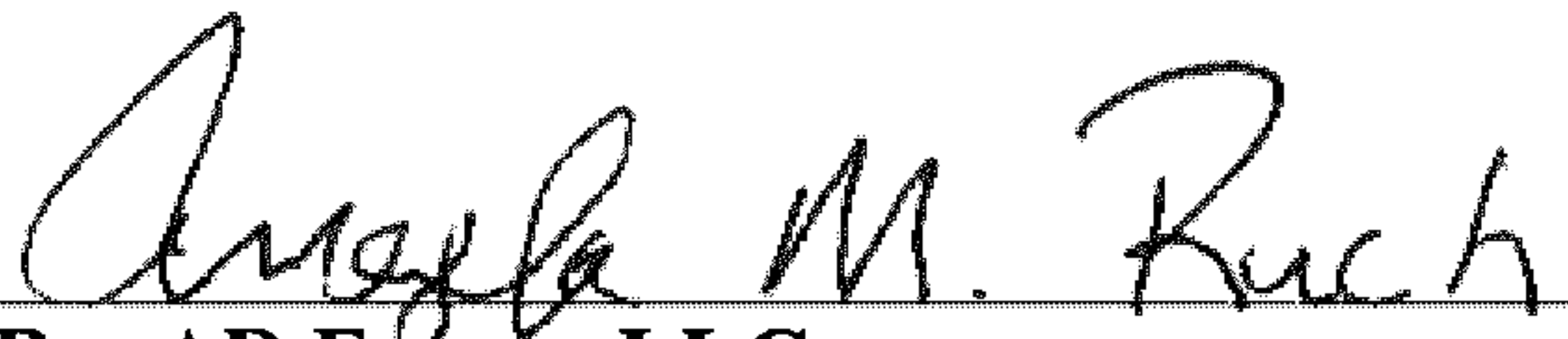
KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and 00/100 Dollars (\$10.00), **and other good and valuable consideration**, in hand paid to the undersigned, **AR Farms, LLC, an Alabama Limited Liability Company**, whose address is **3112 Hwy 109, Wilsonville, AL 35186** (hereinafter referred to as "Grantor"), by **Murphy Home Builders, LLC, an Alabama Limited Liability Company**, whose address is 135 Belcher Drive, Pelham, AL 35124 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 3374 River Birch Trail, Chelsea, AL 35043, to-wit:

Lot 917, according to the Survey of Windstone Subdivision, Phase IX, as recorded in Map Book 54, Page 96, 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.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor **AR Farms, LLC, an Alabama Limited Liability Company**, by Angela M. Ruch as Member of AR Farms, LLC, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 26 day of April, 2022.

 member
By: AR Farms, LLC
By: Angela M. Ruch
Its: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angela M. Ruch, as member of AR Farms, LLC, an Alabama Limited Liability Company, 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 in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

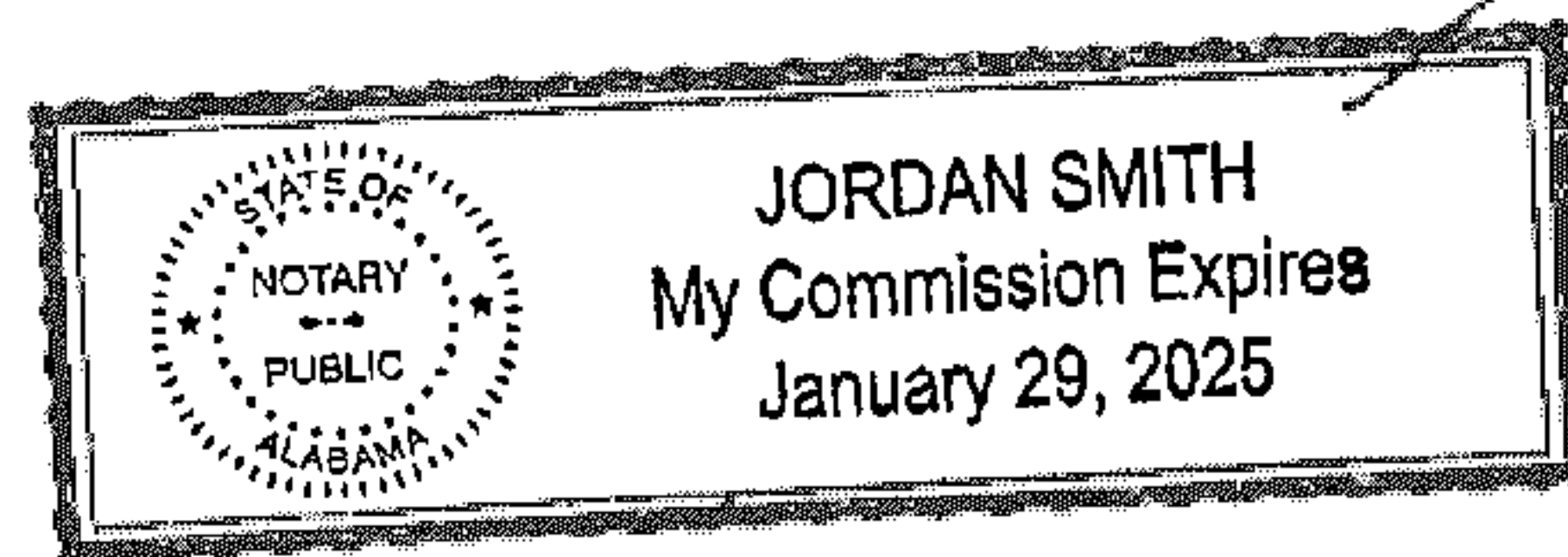
Given under my hand and official seal this the 26 day of April, 2022.

(NOTARIAL SEAL)

Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 01:28:46 PM
\$219.50 JOANN
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Allen S. Bayl