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06/01/2022 01:30:02 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Michael Molloy

3374 river birch trail
Chelsea CL 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 **FIVE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$589,900.00)**, 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 **Michael Molloy**, (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 **Michael Molloy**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3374 River Birch Trail, Chelsea, AL 35043 to-wit:**

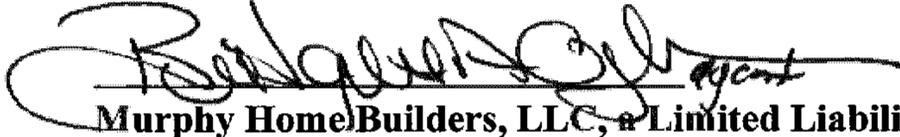
Lot 917, according to the Survey of Windstone Subdivision, Phase IX, as recorded in Map Book 54, Page 96, in the Probate Office of Shelby County, AL.

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 \$560,405.00 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 26th day of May, 2022.

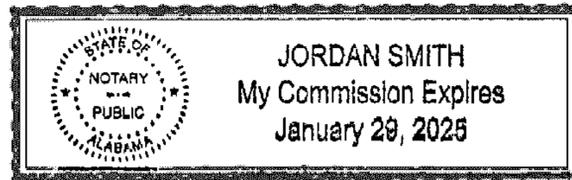

Murphy Home Builders, LLC, a Limited Liability Company
By: **Bridgett A. Ogburn, as Authorized Agent**

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 26th 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
06/01/2022 01:30:02 PM
\$54.50 JOANN
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Allie S. Bayl