

SEND TAX NOTICE TO:

Jacob Dolinger and Jacey Erin Daughtry

3353 River Birch Trail
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 **SIX HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED AND 00/100 (\$682,400.00)**, 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 **Jacob Dolinger and Jacey Erin Daughtry**, 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 **Jacob Dolinger and Jacey Erin Daughtry**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3353 River Birch Trail, Chelsea, AL 35043 to-wit:**

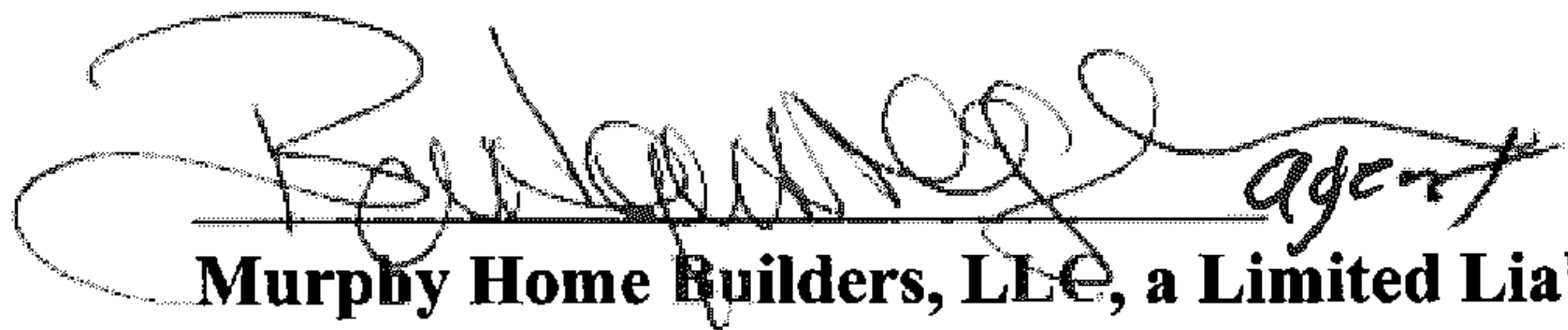
Lot 902, according to the Survey of Windstone, Phase 9, as recorded in Map Book 54, Page 96, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third-party mortgage in the amount of \$550,905.00 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 16 day of August, 2022.


Murphy Home Builders, LLC, a Limited Liability Company

By: Bridgett A. Ogburn, as Authorized Agent

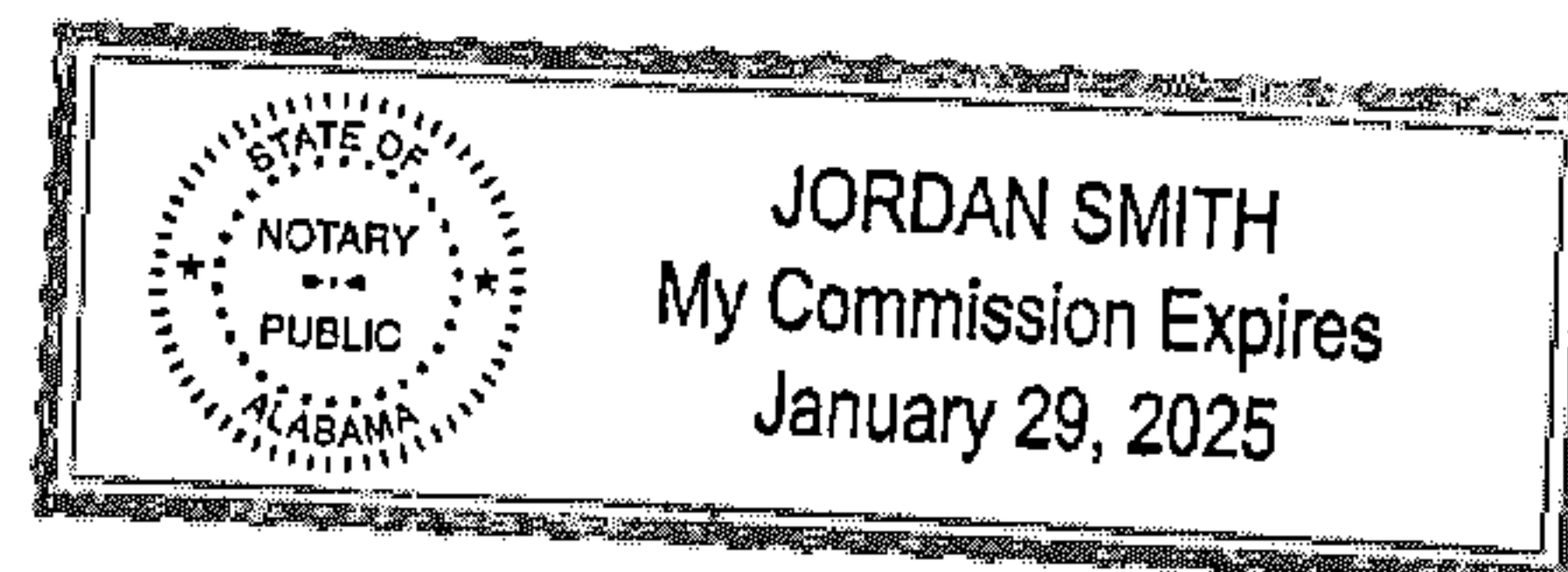
STATE OF ALABAMA
COUNTY OF SHELBY

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 16 day of August, 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
08/25/2022 08:04:46 AM
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