


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:


20230907000270540 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
09/07/2023 09:20:37 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX THOUSAND, FIVE HUNDRED DOLLARS AND NO CENTS (\$6,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, ***Ruth N. Murphy and Thomas H. Murphy, Jr., husband and wife, individually, and as the managing members of HICKORY RIDGE COTTAGE, LLC, a dissolved Georgia limited liability company, , on the day of dissolution of said limited liability company, (herein referred to as Grantors)*** grant, bargain, sell and convey unto ***Samuel W. Brown and Debra Brown, as joint tenants with right of survivorship (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

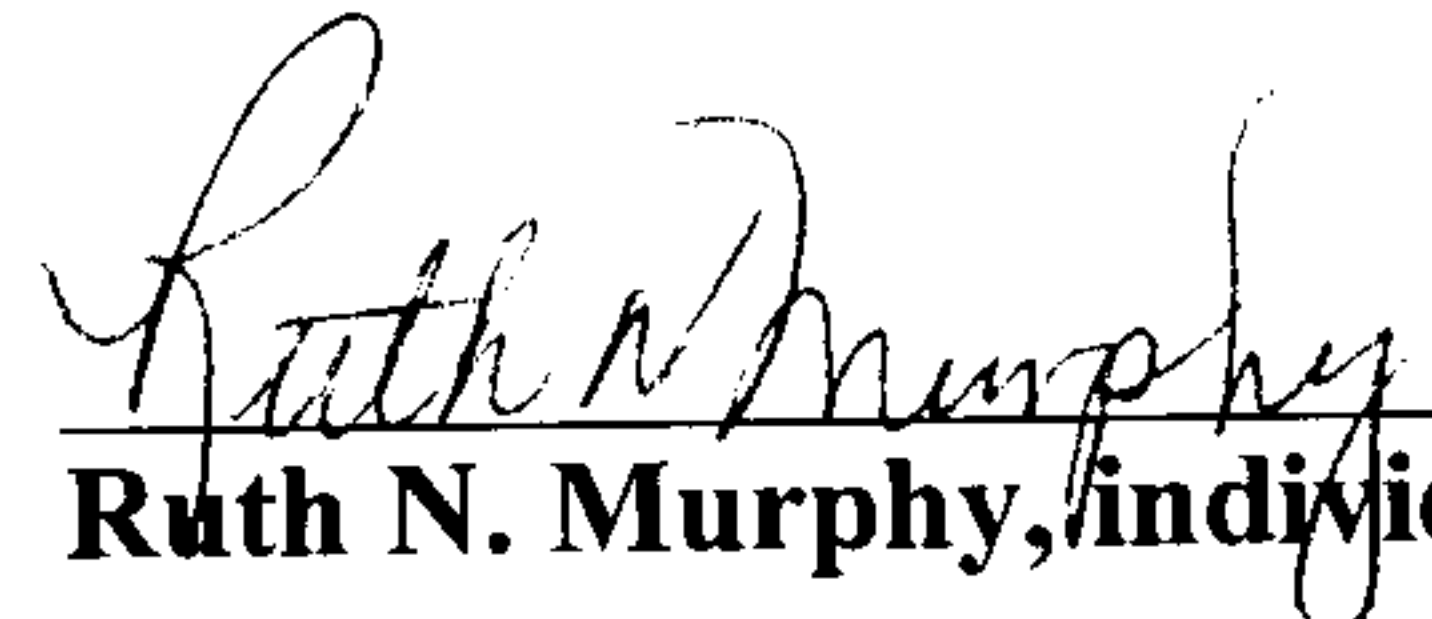
SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record

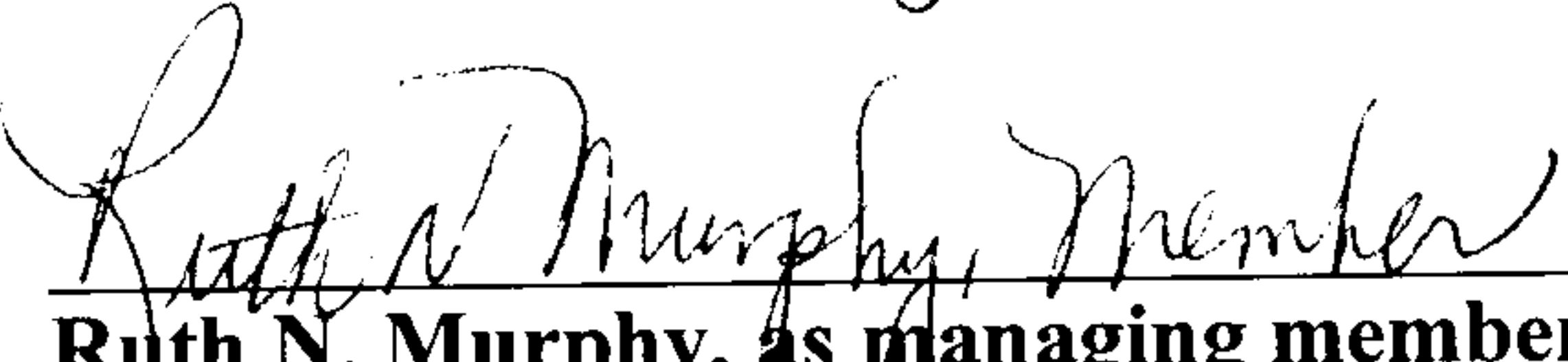
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

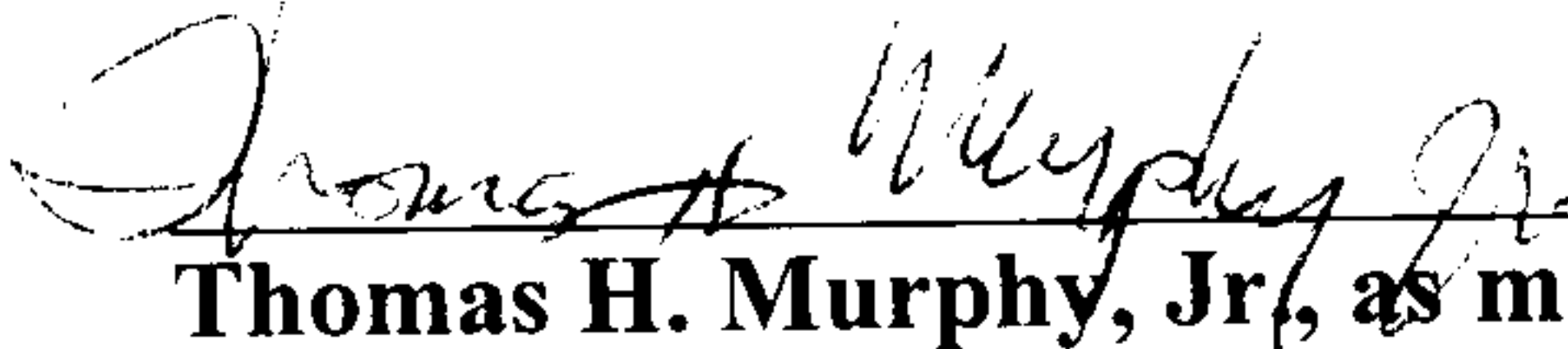
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of September, 2023.


Ruth N. Murphy, individually


Thomas H. Murphy, Jr., individually


Ruth N. Murphy, as managing member of Hickory Ridge Cottage, LLC, a dissolved Georgia limited liability company


Thomas H. Murphy, Jr., as managing member of Hickory Ridge Cottage, LLC a dissolved Georgia limited liability company

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Ruth N. Murphy and Thomas H. Murphy, Jr.***, whose names both individually, and as managing members of Hickory Ridge Cottage, LLC, a dissolved Georgia limited liability company are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they, both individually and as such managing members, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2023.

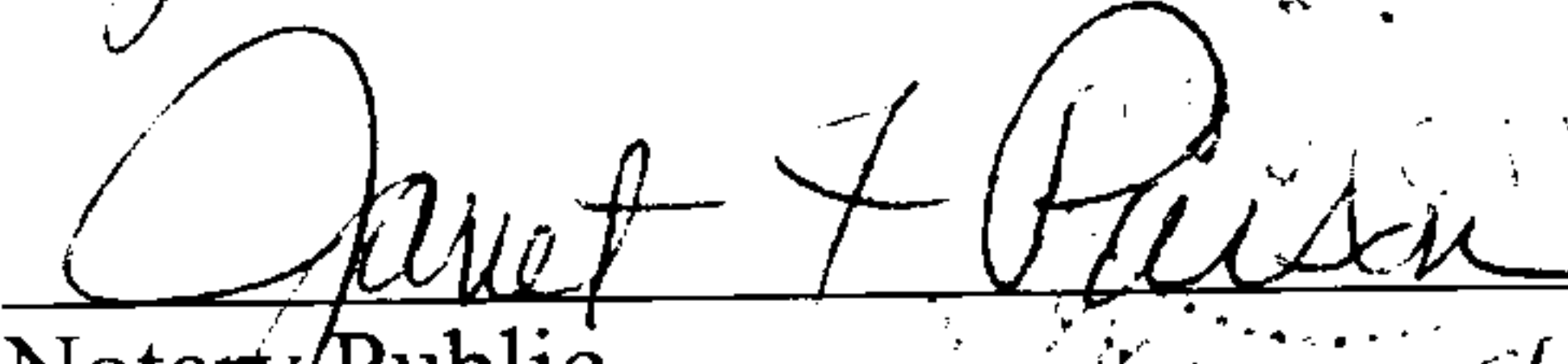

Notary Public
My Commission Expires: 10/16/2024

EXHIBIT "A"
LEGAL DESCRIPTION



20230907000270540 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
09/07/2023 09:20:37 AM FILED/CERT

#1

COMMENCE AT A FOUND 1 1/2" OPEN TOP PIPE LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00°56'20" EAST FOR A DISTANCE OF 313.53 FEET TO A FOUND 2" PIPE; THENCE RUN NORTH 01°01'11" EAST FOR A DISTANCE OF 92.88 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 00°57'26" EAST FOR A DISTANCE OF 105.00 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 00°57'27" EAST FOR A DISTANCE OF 334.59 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE RUN NORTH 88°03'06" WEST FOR A DISTANCE OF 230.76 FEET TO A FOUND 2" CAPPED PIPE; THENCE RUN NORTH 87°51'08" WEST FOR A DISTANCE OF 11.17 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 88°14'13" WEST FOR A DISTANCE OF 12.03 FEET TO A POINT ALONG THE CENTERLINE OF NORRIS LANE (A COUNTY MAINTAINED PRIVATE ROAD), AND A 50 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT AS RECORDED IN INST. NO. 20230608000172590, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 679.46 FEET, A DELTA ANGLE OF 09°13'23", A CHORD BEARING OF NORTH 25°58'42" EAST, AND A CHORD DISTANCE OF 109.26 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR A DISTANCE OF 109.38 FEET TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 30°35'26" EAST FOR A DISTANCE OF 47.04 FEET TO A POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 244.52 FEET, A DELTA ANGLE OF 34°31'33", A CHORD BEARING OF NORTH 13°19'39" EAST, AND A CHORD DISTANCE OF 145.13 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR A DISTANCE OF 147.35 FEET TO A POINT BEING ON A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 803.75 FEET, A DELTA ANGLE OF 10°27'06", A CHORD BEARING OF NORTH 01°17'26" EAST, AND A CHORD DISTANCE OF 146.41 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR A DISTANCE OF 146.62 FEET TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 06°30'59" EAST FOR A DISTANCE OF 31.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KENT DAIRY ROAD (A.K.A. SHELBY COUNTY HIGHWAY 26) (80' RIGHT-OF-WAY); THENCE RUN ALONG SAID RIGHT-OF-WAY MARGIN SOUTH 87°19'27" EAST FOR A DISTANCE OF 14.65 FEET TO A POINT; THENCE LEAVING RIGHT-OF-WAY MARGIN, RUN SOUTH 04°12'27" WEST FOR A DISTANCE OF 271.11 FEET TO A POINT; THENCE RUN SOUTH 26°56'27" WEST FOR A DISTANCE OF 209.24 FEET TO THE **POINT OF BEGINNING**.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ruth A. Murphy & Thomas H. Murphy Grantee's Name Samuel W. & Debra Brown
Mailing Address 104 Norris Lane Mailing Address 83 Norris Lane
Alabaster, AL 35007 Alabaster, AL 35007

Property Address NO Address Date of Sale 9/5/2023
Total Purchase Price \$ 11,500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other check
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/7/2023

Print Sam W. Brown

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one