

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:



20230915000278480 1/3 \$341.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:02 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND NO CENTS (\$5,000.00)**, 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 ***Ruth N. Murphy*** (herein referred to as ***Grantee***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

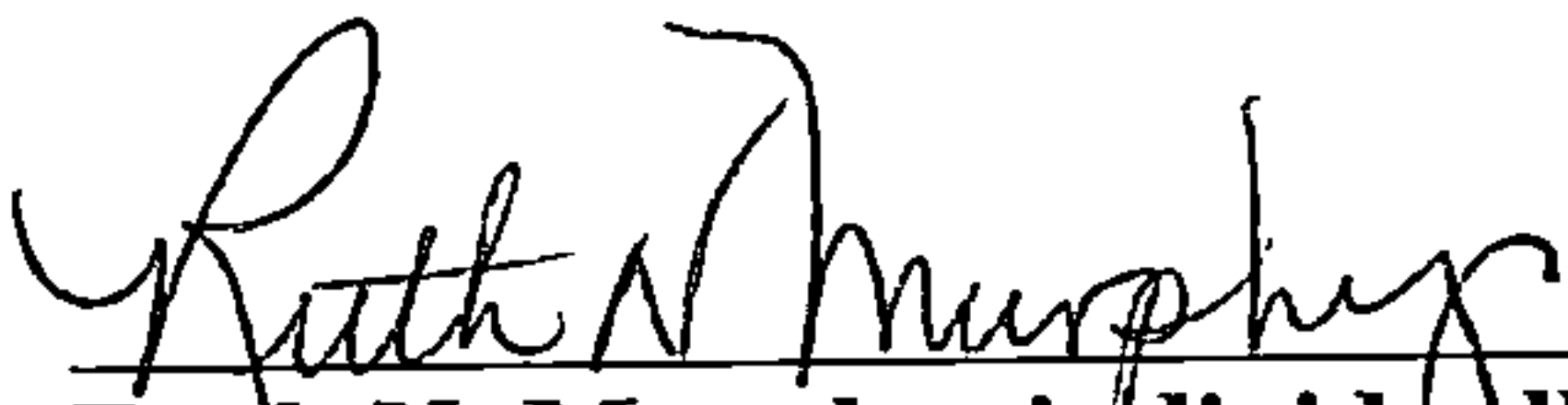
SUBJECT TO:

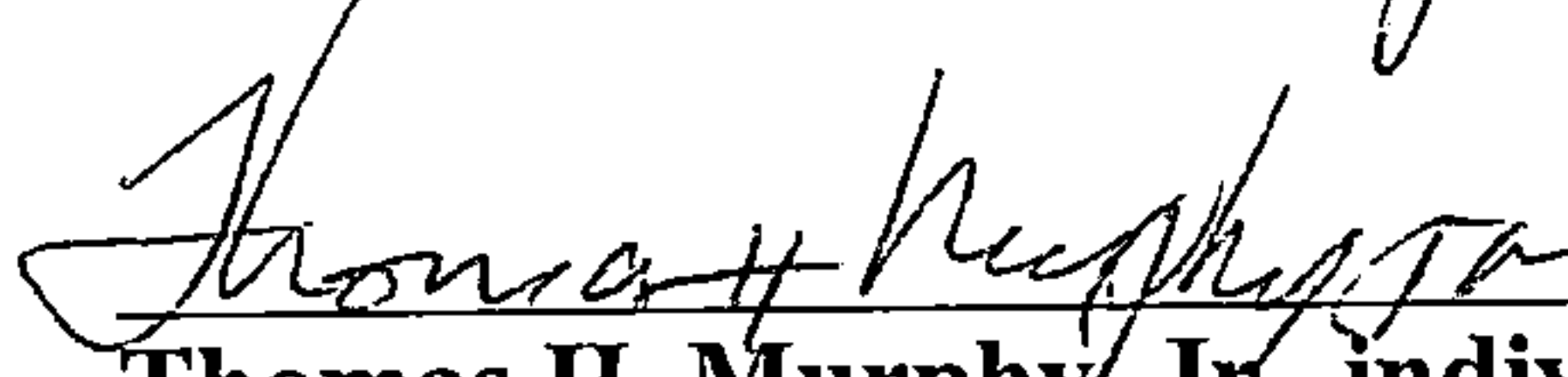
- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

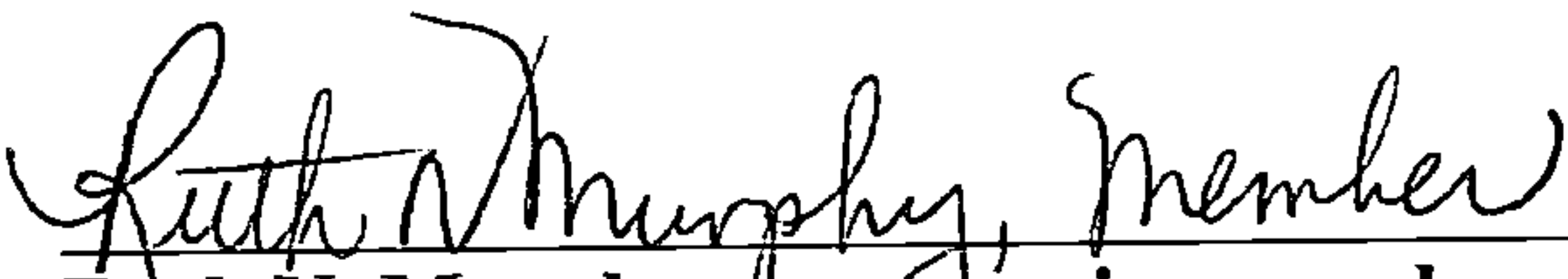
TO HAVE AND TO HOLD Unto the said GRANTEE.

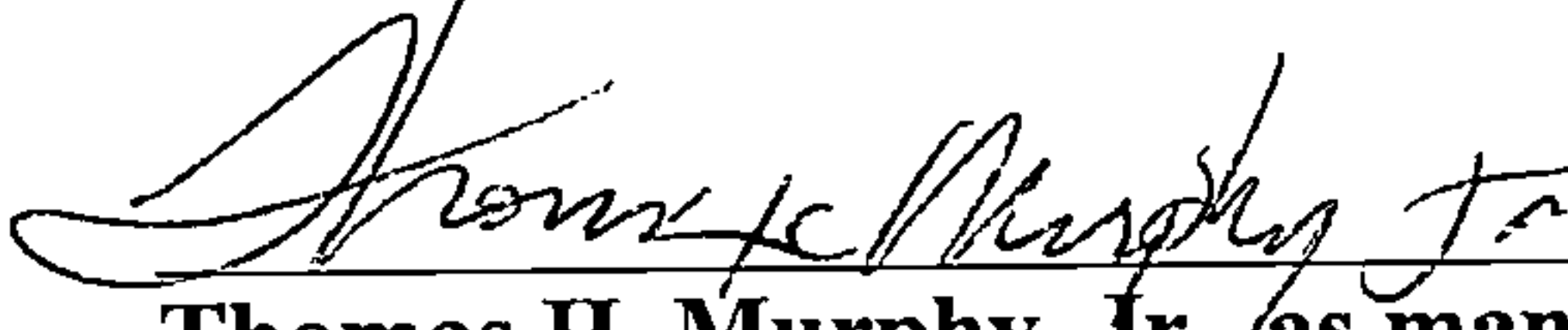
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have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

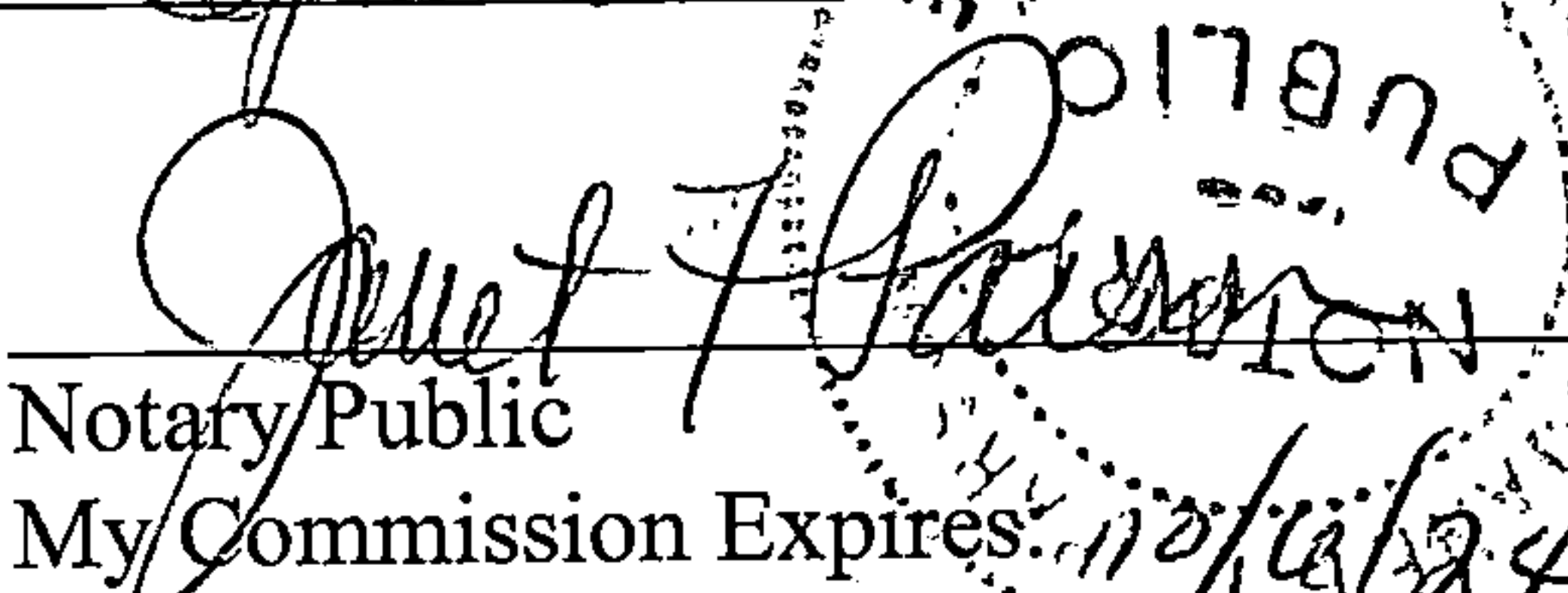

Ruth N. Murphy, as managing member of Hickory Ridge Cottage, LLC, a dissolved Georgia limited liability company


Thomas H. Murphy, Jr., as managing member of Hickory Ridge Cottage, LLC a dissolved Georgia limited liability company
Shelby County, AL 09/15/2023
State of Alabama
Deed Tax: \$312.00

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: 10/16/24

EXHIBIT "A"
LEGAL DESCRIPTION


20230915000278480 2/3 \$341.00
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TRACT I:
A part of the NW ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said Quarter-Quarter Section a distance of 820.17 feet to the point of beginning of the property being described; thence run 130 feet, more or less, Easterly to a point of existing property line of Larry R. and Elaine Rollan; thence turn 96 degrees 38 minutes 47 seconds right and run Southerly 174.74 feet to a point; thence turn 93 degrees 12 minutes 41 seconds right and run Westerly 20.12 feet to a point; thence turn 93 degrees 36 minutes 33 seconds left and run Southerly 236.48 feet to a point on an existing fence line; thence turn 85 degrees 09 minutes 11 seconds right and run Westerly along said fence line 90 feet, more or less, to a point; thence run Northerly 400 feet, more or less, to the point of beginning.

TRACT II:

Commence at the Northwest corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said Section 15 a distance of 950.17 feet to a point; thence turn a deflection angle of 96 degrees 38 minutes 47 seconds right and run a distance of 13.14 feet to a point on the South right of way line of Shelby County Road No. 26 and the point of beginning of the property being described; thence continue along last described course a distance of 161.60 feet to a point at a fence corner; thence turn a deflection angle of 93 degrees 12 minutes 41 seconds right and run along fence a distance of 20.12 feet to a point at a fence corner; thence turn a deflection angle of 93 degrees 36 minutes 33 seconds left and run Southerly along a fence line a distance of 236.48 feet to a point at a fence corner; thence turn a deflection angle of 94 degrees 50 minutes 49 seconds left and run Easterly along a fence line a distance of 40.61 feet to a point at a fence corner; thence turn a deflection angle of 85 degrees 36 minutes 27 seconds left and run Northerly along a fence line a distance of 40.14 feet to a point at a fence corner; thence turn a deflection angle of 83 degrees 59 minutes 48 seconds right and run Easterly along a fence line a distance of 159.55 feet to a point at a fence corner; thence turn a deflection angle of 63 degrees 12 minutes 12 seconds left and run Northeasterly a distance of 99.98 feet to a point; thence turn a deflection angle of 25 degrees 54 minutes 02 seconds left and run Northerly a distance of 256.16 feet to a point on the South right of way line of said Shelby County Road No. 26; thence turn a deflection angle of 88 degrees 32 minutes 05 seconds left and run Westerly along the said South right of way line of said Road No. 26, a distance of 187.88 feet to the point of beginning.

TRACT III:

Commence at the Southwest corner of the NW ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, and run North along the West line of said ¼ - ¼ Section for a distance of 245.75 feet; thence right 91 degrees 57 minutes 57 seconds and run Easterly 308.33 feet; thence left 91 degrees 51 minutes and run Northerly 423.21 feet; thence right 91 degrees 37 minutes 06 seconds and run Easterly 150.0 feet; thence right 88 degrees 21 minutes 41 seconds and run Southerly 499.16 feet, more or less, to a point of intersection with the Westerly line of property described in Deed Book 320, Page 478; thence left 120 degrees 49 minutes 34 seconds and run Northeasterly along said deed line for a distance of 302.9 feet to a found iron pin; thence left 15 degrees 26 minutes and run Northeasterly 434.0 feet; thence left 27 degrees 56 minutes and run Northeasterly 215.0 feet; thence right 11 degrees 14 minutes and run Northeasterly for a distance of 131.66 feet; thence left 117 degrees 39 minutes 07 seconds and run Westerly 47.84 feet to a found iron pin, being the point of beginning of the property herein conveyed; thence continue along last described course a distance of 159.55 feet to a found iron pin; thence left 83 degrees 59 minutes 48 seconds and run Southerly 40.14 feet to an iron pin; thence turn left 94 degrees 23 minutes 33 seconds and run Easterly a distance of 150 feet, more or less, to a point on the West line of a 50-foot easement; thence run in a Northeasterly direction along the West line of said easement, a distance of 41 feet, more or less, to the point of beginning of the property herein conveyed.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

#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 Hickory Ridge Cottage
Mailing Address 2590-B Pelham Pkwy #144
Pelham, AL 35124

Grantee's Name Ruth N. Murphy
Mailing Address 3590-B Pelham Pkwy #144
Pelham, AL 35124

Property Address 1000, 1002 +
1010 Kent Dim Rd
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 311,890.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 avail

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 9/15/2023

Unattested

(verified by)

Print

Sign

Ruth N. Murphy

Ruth N. Murphy

(Grantor/Grantee/Owner/Agent) circle one



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