

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:


20230915000278490 1/3 \$112.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:03 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in FIVE THOUSAND AND NO/100 DOLLARS (\$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 CEDAR RIDGE HILL, 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.

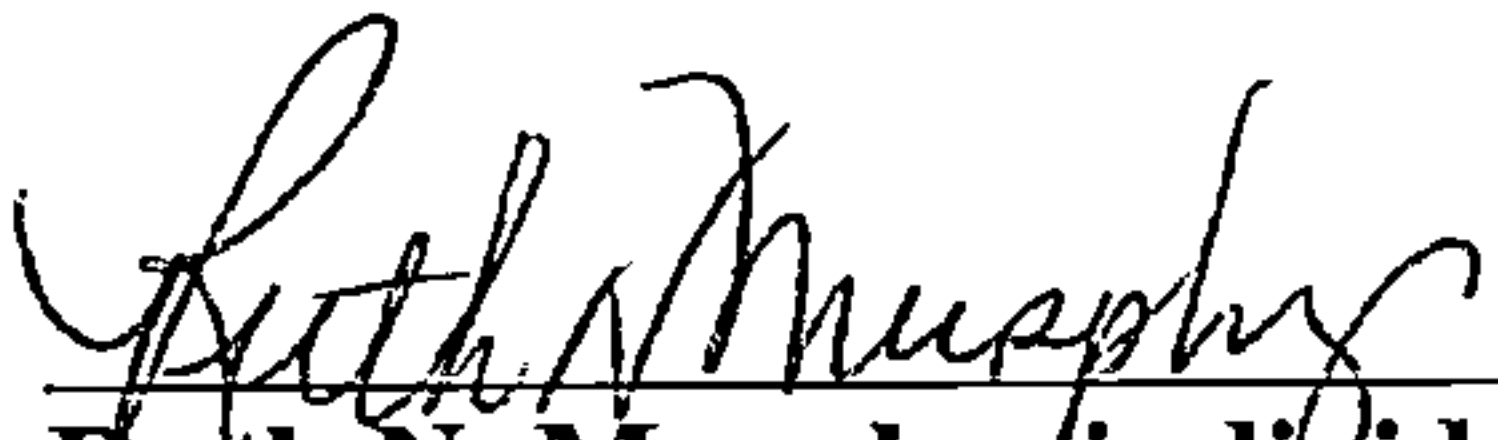
SUBJECT TO:

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.

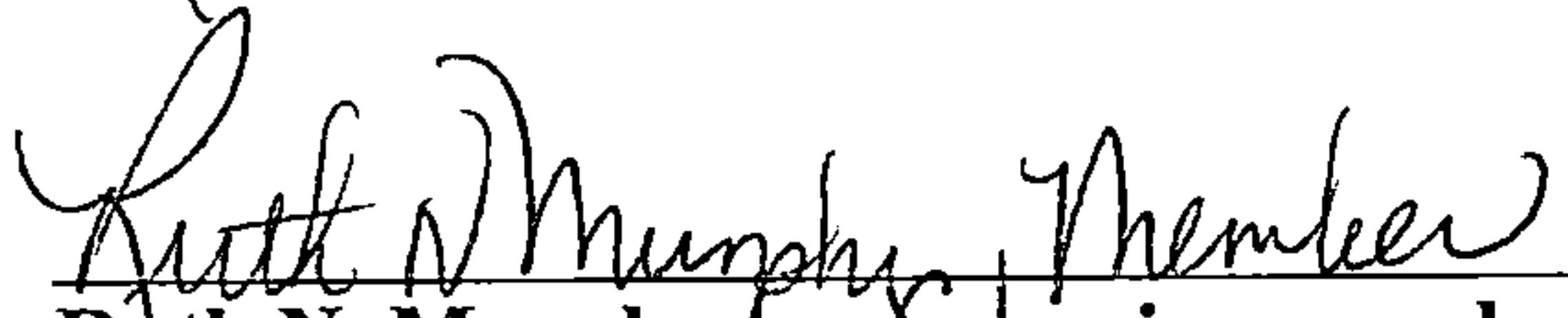
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of September, 2023.



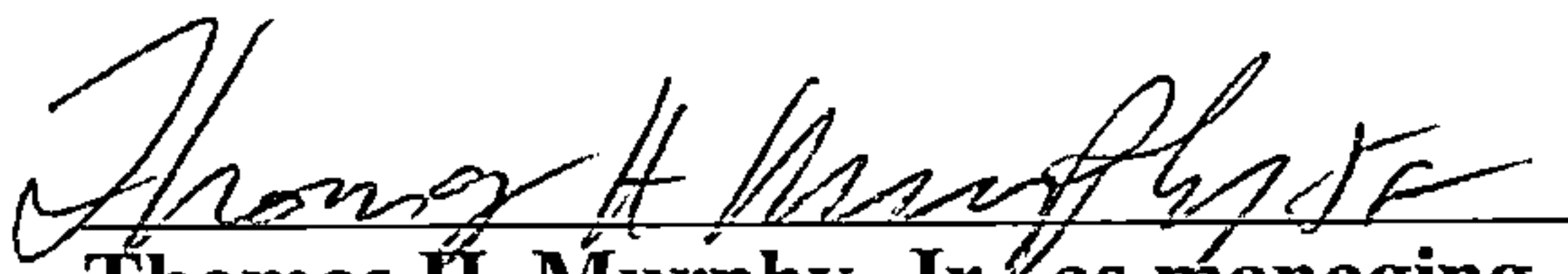
Ruth N. Murphy, individually



Thomas H. Murphy, Jr., individually



Ruth N. Murphy, as managing member of CEDAR RIDGE HILL, LLC, a dissolved Georgia limited liability company



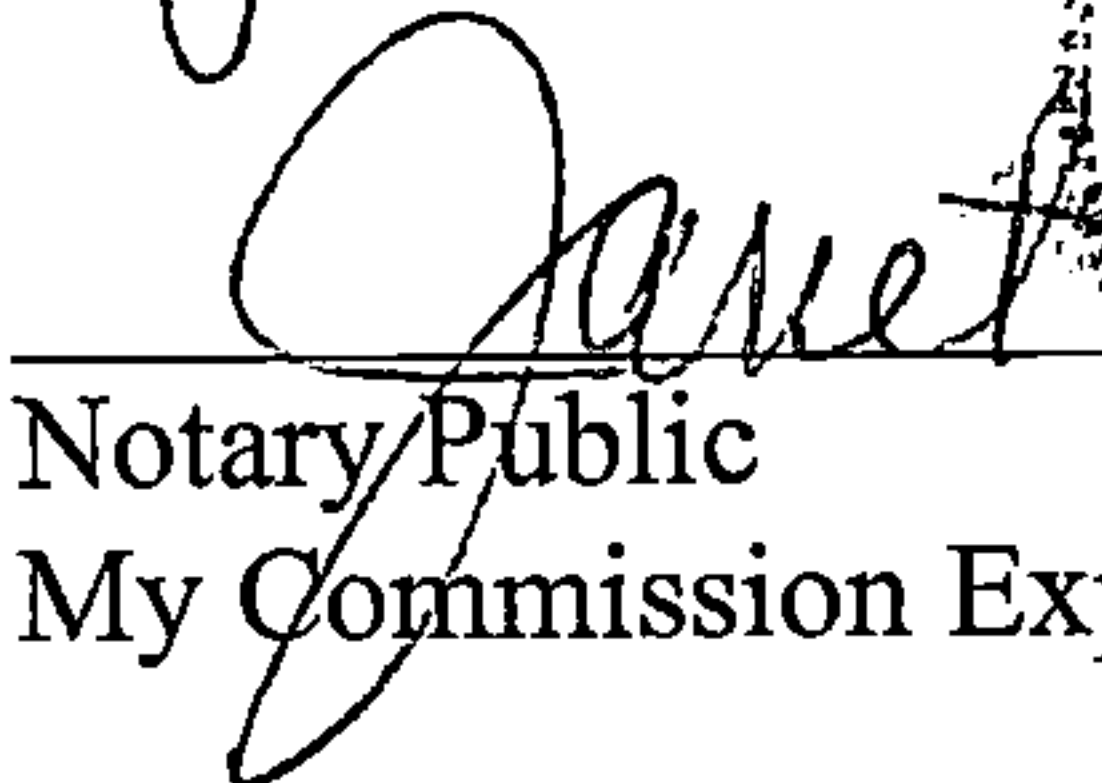
Thomas H. Murphy, Jr., as managing member of CEDAR RIDGE HILL, LLC a dissolved Georgia limited liability company

Shelby County, AL 09/15/2023
State of Alabama
Deed Tax: \$83.00

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 CEDAR RIDGE HILL, 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: 10/6/24

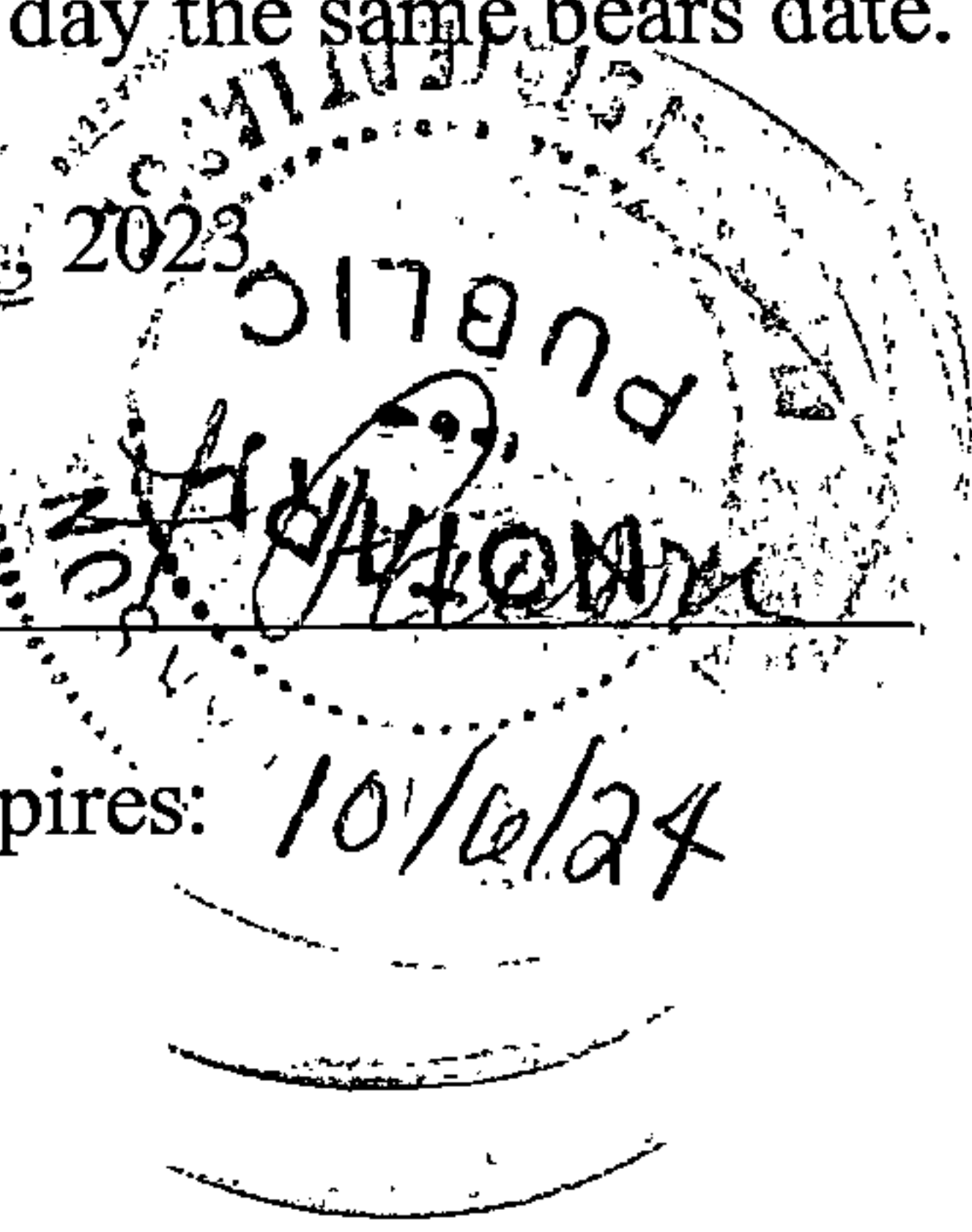


EXHIBIT "A"
LEGAL DESCRIPTION


20230915000278490 2/3 \$112.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:03 PM FILED/CERT

PARCEL 2:
Commence at the Northwest corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 degrees 31 minutes 41 seconds East, 1,308.59 feet to a point; thence run South 00 degrees 03 minutes 27 seconds West 804.46 feet to the point of beginning of the property, Parcel 2, being described; thence continue along last described course 198.00 feet to a point; thence run North 89 degrees 00 minutes 02 seconds West 579.87 feet to a point on the Easterly margin of a public road or street; thence run North 42 degrees 42 minutes 03 seconds East along said margin of said road or street 333.50 feet to a point; thence run South 80 degrees 48 minutes 55 seconds West a distance of 358.40 feet to the point of beginning.
According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated April 21, 1995.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
#4

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" AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 49°28'32" WEST FOR A DISTANCE OF 204.82 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 79°52'48" EAST FOR A DISTANCE OF 159.93 FEET TO A FOUND 1/2" REBAR; THENCE RUN SOUTH 00°57'26" WEST FOR A DISTANCE OF 105.00 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 Cedar Ridge Hill LLC
Mailing Address 3590-B Pelham Pkwy #194
Pelham, AL 35124

Grantee's Name Ruth N Murphy
Mailing Address 3590-B Pelham Pkwy #194
Pelham AL 35124

Property Address 85487 Norris Lane
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 82,620.00

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 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 9/15/2023

Unattested

(verified by)

Print

Sign

Ruth N Murphy

Ruth N Murphy

(Grantor/Grantee/Owner/Agent) circle one



20230915000278490 3/3 \$112.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:03 PM FILED/CERT