


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:


20230915000278500 1/4 \$235.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:04 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 NUT RIDGE, 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.

Rosa H. Norris, who reserved a life estate in interest in this property, passed away on or about the 5th day of May, ~~21019~~
2019.

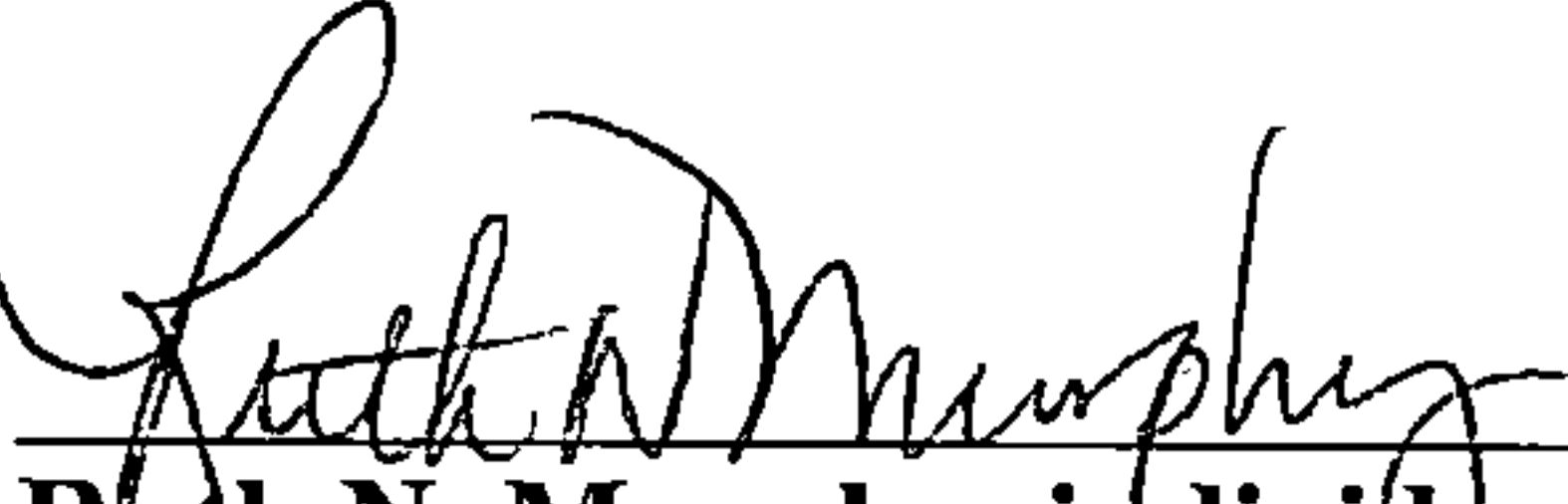
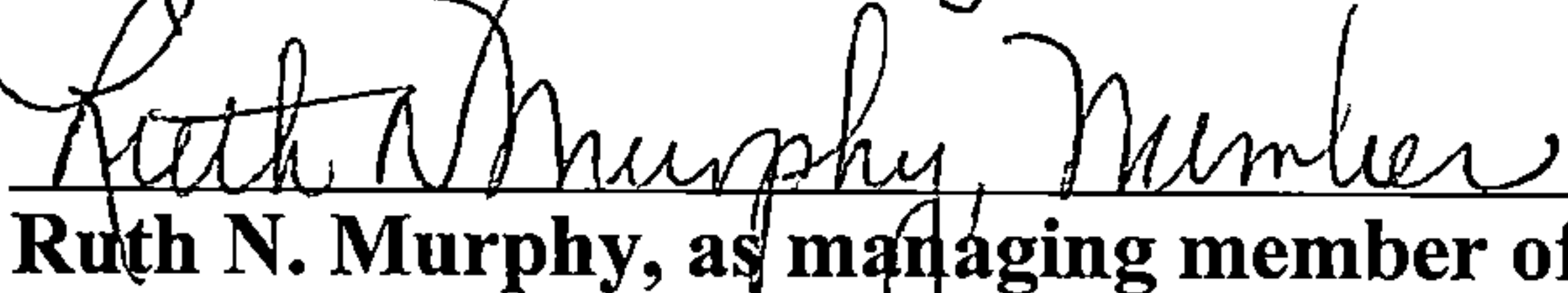
SUBJECT TO:

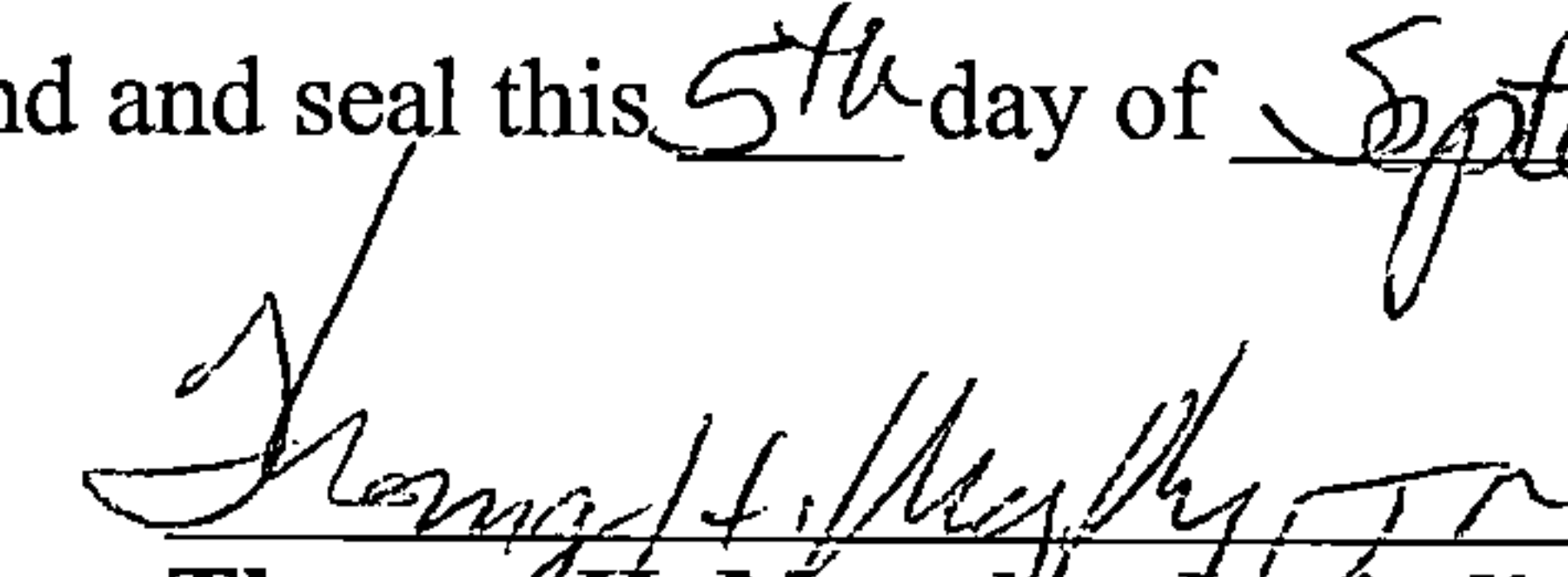
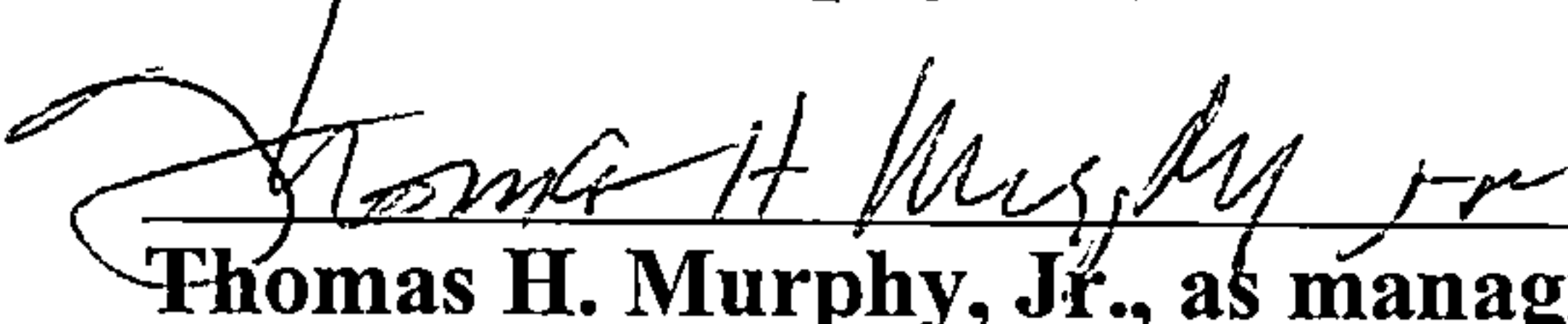
- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

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


Thomas H. Murphy, Jr., individually

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

Shelby County, AL 09/15/2023
State of Alabama
Deed Tax: \$203.00


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 NUT RIDGE, 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


20230915000278500 2/4 \$235.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:04 PM FILED/CERT

Tract 1:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 245.75 feet; thence right 91 degrees 57 minutes and run Easterly 308.33 feet; thence left 91 degrees 51 minutes 51 seconds and run Northerly 423.21 feet; thence right 91 degrees 37 minutes 06 seconds and run Easterly 150.0 feet to point of beginning; 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; thence continue along last described course for 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 a found iron pin; thence right 85 degrees 36 minutes 27 seconds and run Westerly 265.17 feet to a fence corner; thence left 91 degrees 42 minutes 45 seconds and run Southerly 265.84 feet to a fence corner; thence right 91 degrees 38 minutes and run Westerly 206.06 feet to point of beginning.

Tract 2:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 245.75 feet to a found iron pin; thence right 91 degrees 57 minutes and run Easterly 308.33 feet to a found iron pin; thence left 91 degrees 51 minutes 51 seconds and run Northerly 423.21 feet to a fence corner; thence right 91 degrees 37 minutes 06 seconds and run Easterly along fence line for a distance of 150.0 feet; thence right 88 degrees 22 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 right 59 degrees 10 minutes 26 seconds and run Southwesterly along said deed line for a distance of 90.8 feet to a found iron pin; thence left 12 degrees 05 minutes and run Southwesterly 140.0 feet to a found iron pin; thence left 47 degrees 22 minutes 09 seconds and run Southerly 23.0 feet, more or less, to a point of intersection with North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence left 88 degrees 28 minutes 24 seconds and run Easterly along said North line for a distance of 158.96 feet; thence right 88 degrees 28 minutes 24 seconds and run Southerly 263.36 feet; thence right 91 degrees 32 minutes 48 seconds and run Westerly 435.0 feet to a point of intersection with the West line of said Section 15; thence right 88 degrees 27 minutes 12 seconds and run North along said West line for a distance of 263.32 feet to the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15 and point of beginning.

PARCEL A:

From the Southeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, said point being the point of beginning of herein described parcel of land, run North along the East boundary line of aforesaid NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, a distance of 313.2 feet; thence turn 89 degrees 00 minutes left and run 580.0 feet; thence turn 32 degrees 53 minutes left and run 393.7 feet; thence turn 12 degrees 05 minutes left and run 140.0 feet; thence turn 135 degrees 02 minutes left and run 1014.6 feet to the point of beginning of herein described parcel of land, and being contained in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, and being bounded on the West by the East line of a gravel access road, according to survey of John W. Goolsby, Registered Land Survey, and being designated as parcel No. 3, according to said survey (said survey being dated October 31, 1964).

PARCEL B:

Described of a parcel of land situated in Section 15, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 275.18 feet to point of beginning; thence continue along last described course for a distance of 1014.41 feet; thence left 90 degrees 00 minutes and run Northerly 4.0 feet, more or less, to a found iron; thence left 88 degrees 56 minutes and run Westerly for a distance of 1014.6 feet to a found iron; thence left 91 degrees 06 minutes and run Southerly 23.7 feet to point of beginning.



20230915000278500 3/4 \$235.00
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:04 PM FILED/CERT

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 15; thence North 89 degrees 58 minutes 51 seconds East along the South line of said sixteenth section a distance of 265.03 feet to a point; thence North 00 degrees 45 minutes 58 seconds West a distance of 1.18 feet to the point of beginning in an East/West fence; thence North 00 degrees 45 minutes 58 seconds West a distance of 22.34 feet to a 2-inch pipe found; thence North 45 degrees 37 minutes 04 seconds East a distance of 139.79 feet to a 3/4-inch pipe found; thence North 57 degrees 42 minutes 35 seconds East a distance of 184.60 feet to a 5/8-inch rebar, found at a fence corner; thence South 25 degrees 35 minutes 42 seconds East along a fence, a distance of 238.40 feet to a 5/8-inch rebar, found at a fence corner; thence South 89 degrees 27 minutes 47 seconds West along a fence a distance of 359.50 feet to the point of beginning. According to survey of Sid Wheeler, RLS #16165, dated 10/3/1997.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIPTION:

#2

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 49°28'32" WEST FOR A DISTANCE OF 204.82 FEET TO A SET 5/8" CAPPED REBAR; THENCE RUN NORTH 49°28'32" WEST FOR A DISTANCE OF 165.31 FEET TO A FOUND 1/2" REBAR AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 49°28'32" WEST FOR A DISTANCE OF 22.64 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 LEFT HAVING A RADIUS OF 142.05 FEET, A DELTA ANGLE OF 12°31'09", A CHORD BEARING OF NORTH 17°08'38" EAST, AND A CHORD DISTANCE OF 30.98 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR A DISTANCE OF 31.04 FEET TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 10°53'07" EAST FOR A DISTANCE OF 44.91 FEET TO A POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 679.46 FEET, A DELTA ANGLE OF 10°28'56", A CHORD BEARING OF NORTH 16°07'33" EAST, AND A CHORD DISTANCE OF 124.13 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR A DISTANCE OF 124.31 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, RUN SOUTH 88°14'13" EAST FOR A DISTANCE OF 12.03 FEET TO A POINT; THENCE RUN SOUTH 87°51'08" EAST FOR A DISTANCE OF 11.17 FEET TO A FOUND 2" CAPPED PIPE ; THENCE RUN SOUTH 15°40'39" WEST FOR A DISTANCE OF 214.87 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 Nut Ridge LLC
Mailing Address 3590-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 310 Norn's Lane & Acreage
Alabaster AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 202,620.00

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 any

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

