

SEND TAX NOTICE TO:
Community of Caritas
100 Our Lady Queen of Peace
Drive
Sterrett, Alabama 35147

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 26th day of December, 2023, for and in consideration of the **sum of Four Hundred Ninety-Six Thousand Four Hundred and No/100 Dollars (\$496,400.00)**, as can be verified by purchase contract, and other good and valuable consideration to

JAMES MICHAEL MURPHY,
an unmarried man and individual resident of the State of Alabama,
having a mailing address of **267 Hunters Lane, Vandiver, Alabama 35176**

(herein referred to as "Grantor"), in hand paid by

COMMUNITY OF CARITAS,
an Alabama not for profit corporation,
having a mailing address of **100 Queen of Peace Drive, Sterrett, Alabama 35147**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "**Property**"; the Property being located in **Sterrett, Shelby County, Alabama** and being identified as portions of Tax Parcel IDs 049320000004.000 and 049290000012.000 by the Shelby County Tax Assessor), to-wit

Begin at the southwest corner of the northwest 1/4 of the northwest 1/4 of Section 32, Township 18 S., range 1 E., Shelby County, Alabama, and thence run in a southerly direction for a distance of 1259.17 feet to a found 2 inch capped pipe; thence turn an interior angle to the right of 87°43'25" and run in an easterly direction for a distance of 684.82 feet to a found 1 inch crimp; thence turn an interior angle to the right of 90°28'18" and run in a northerly direction for a distance of 1249.58 feet to a found #5 rebar; thence turn an interior angle to the left of 59°11'16" and run in an easterly direction for a distance of 337.55 feet to a found #4 rebar; thence turn an interior angle to the right of 92°30'25" and run in a northerly direction for a distance of 1249.56 feet to a #4 rebar; thence turn an interior angle to the right of 99°17'44" and run in a westerly direction for a distance of 401.23 feet to a #4 rebar; thence turn an interior angle to the right of 139°22'02" and run in a southwesterly direction for a distance of 113.90 feet to a #4 rebar; thence turn an interior angle to the left of 91°34'57" and run in a northwesterly direction for a distance of 321.20 feet to a found #4 rebar being on the southeasterly right of way of Bear Creek Road; thence turn an interior angle to the right of 73°46'42" and run in a southwesterly direction for a distance of 446.84 feet along the southeastern right of way of Bear Creek Road to a #4 rebar; thence turn an interior angle to the right of 78°16'16" and run in a southeasterly direction for a distance of 511.63 feet to a found #4 rebar; thence turn an interior angle to the left of 137°27'59" and run in a southeasterly direction for a distance of 637.33 feet to a found #4 rebar; thence turn an interior angle to the left of 111°51'21" and run in a southwesterly direction for a distance of 151.15 feet to a found #4 rebar; thence turn an interior angle to the left of 166°58'49" and run in a southwesterly direction for a distance of 621.95 feet, to the point of beginning.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad Valorem taxes for the current tax year, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Right of way to Shelby County, Alabama, recorded in Deed Volume 228, page 176, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns, in fee simple forever.

NOTE: The Property conveyed herein is NOT the homestead of the Grantor or the Grantor's spouse.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

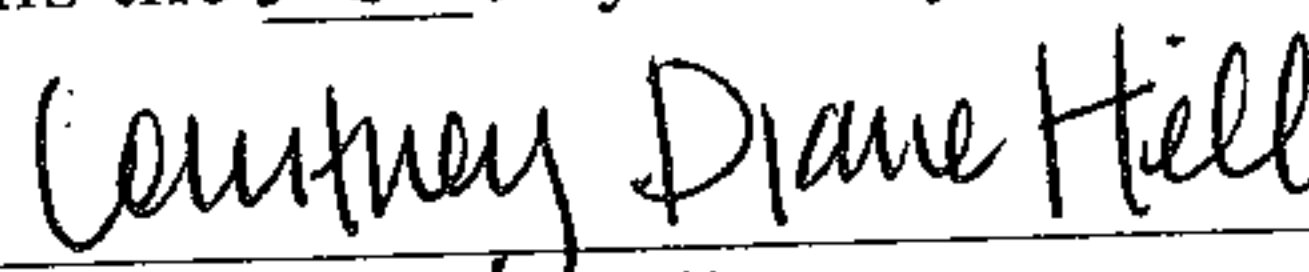
IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed on this the 26th day of ~~May~~ ^{December}, 2023.

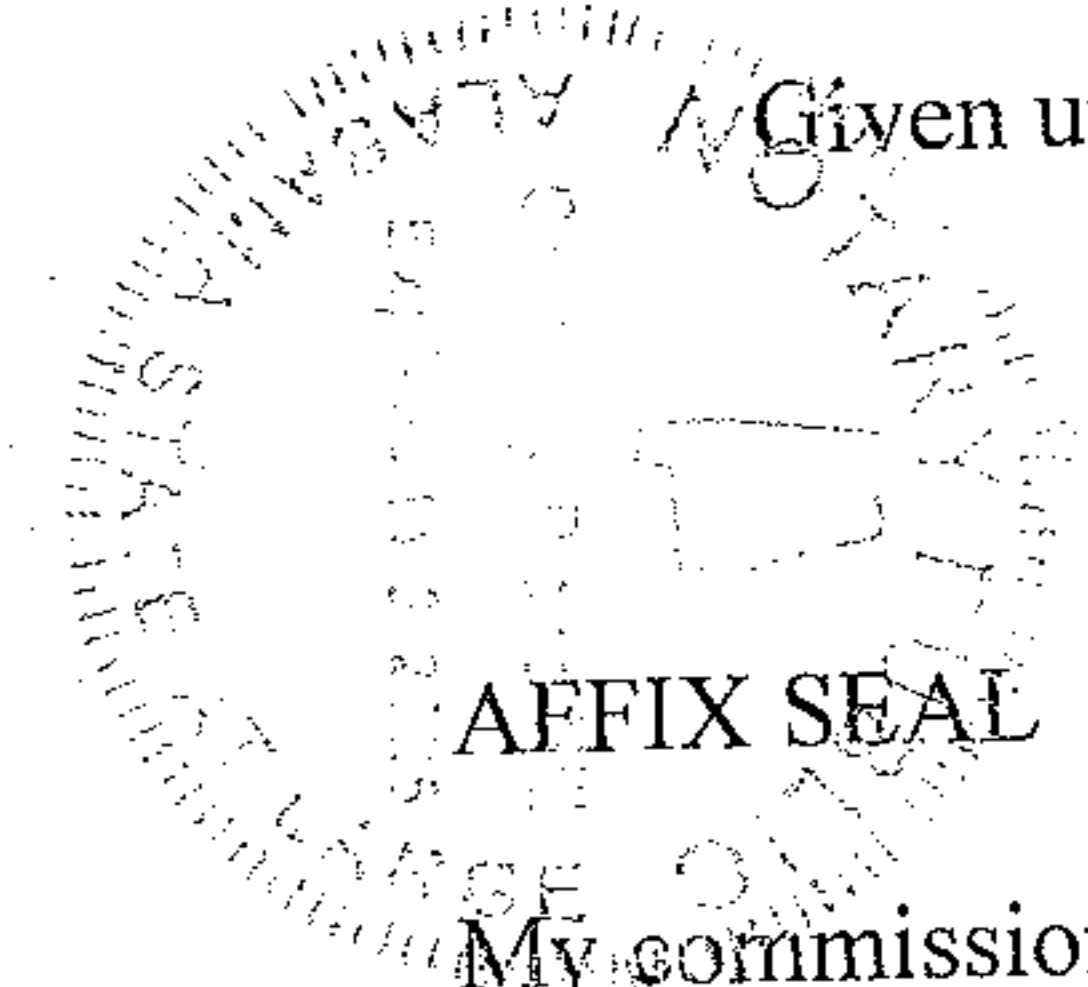

JAMES MICHAEL MURPHY

STATE OF ALABAMA)
Shelby COUNTY)

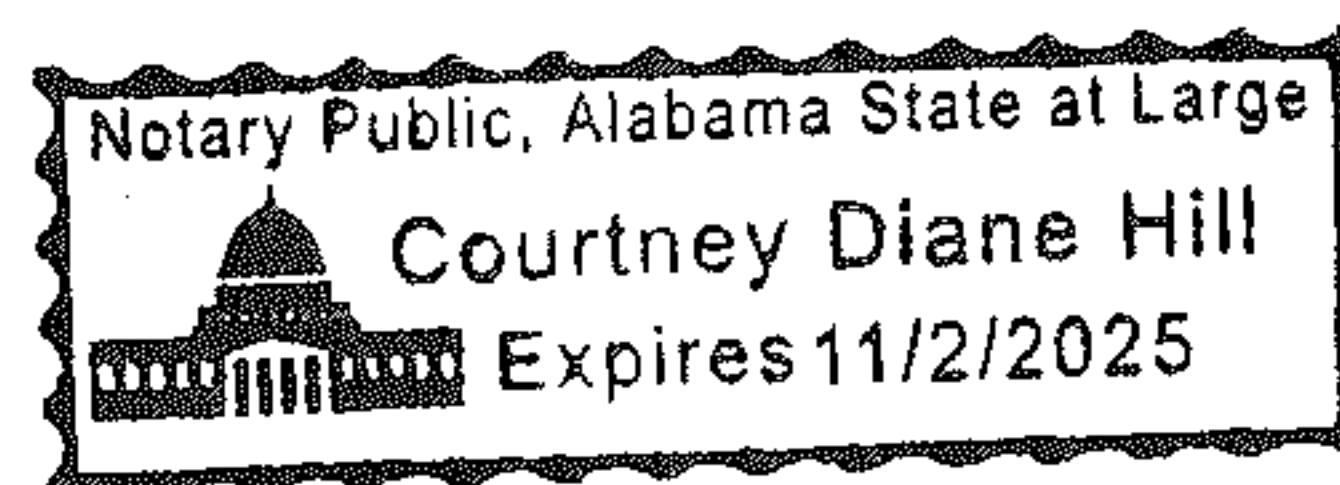
I, the undersigned authority, a Notary Public in and for said in County in said State, hereby certify that **JAMES MICHAEL MURPHY**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this the 26th day of ~~May~~ ^{December}, 2023.


Notary Public



My commission expires: 11/2/25



THIS INSTRUMENT WAS PREPARED BY:

Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35203
Attn: Crystal H. Walls



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2023 10:20:49 AM
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Allen S. Bayl