

SEND TAX NOTICE TO:
Murphy Home Builders, LLC
125 County Road 438
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jennifer Dyer Compere, Personal Representative of Estate of Robert Anthony Dyer, deceased, Shelby County Probate Case No. PR-2024-000010**, whose address is 4621 Old Looney Mill Rd, Destonia, AL 35243, (hereinafter "Grantor", whether one or more), by **Murphy Home Builders, LLC**, whose address is 125 County Road 438, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Murphy Home Builders, LLC, a Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **9710 Chelsea Road, Chelsea, AL 35043** to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence North 0 deg. 12 min. 10 sec. West along the East line of said 1/4 1/4 a distance of 448.47 feet to the point of beginning of the property being described; thence run North 50 deg. 51 min. 01 sec. West a distance of 592.75 feet to a point on the Easterly right of way line of Shelby County Highway No. 47; thence run on a chord bearing of North 39 deg. 40 min. 20 sec. East along the arc of a highway curve to the left having a central angle of 1 deg. 25 min. 57 sec. and a radius of 2,000.0 feet; thence continue along the arc of said curve an arc distance of 50.0 feet to a point; thence run North 61 deg. 33 min., 19 sec. East a distance of 483.90 feet to a point on the East line of same said 1/4-1/4; thence run South 0 deg. 12 min., 10 sec. East a distance of 643.21 feet to the point of beginning; being situated in Shelby County, Alabama.

Also:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, AND RUN THENCE NORTH 0 DEG. 12 MIN. 10 SEC. WEST ALONG THE EAST LINE OF SAID 1/4-1/4 A DISTANCE OF 376.47 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 72.0 FEET TO A POINT THENCE RUN NORTH 50 DEG. 51 MIN. 01 SEC. WEST A DISTANCE OF 592.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE SHELBY COUNTY, HIGHWAY #47, THENCE RUN SOUTH 45 DEG. 51 MIN. 58 SEC. EAST A DISTANCE OF 640.83 FEET TO THE POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Robert Anthony Dyer is the surviving grantee of that deed recorded in Book 95, Page 46 and Book 117, Page 566, in the Probate Office of Shelby County, Alabama; the other grantee Judy Moore Dyer, having died on or about the 23rd day of November, 1994.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of February, 2024.

**Jennifer Dyer Compere, Personal Representative of Estate of Robert Anthony Dyer, deceased,
Shelby County Probate Case No. PR-2024-000010**

By: 
Jennifer Dyer Compere, Personal Representative

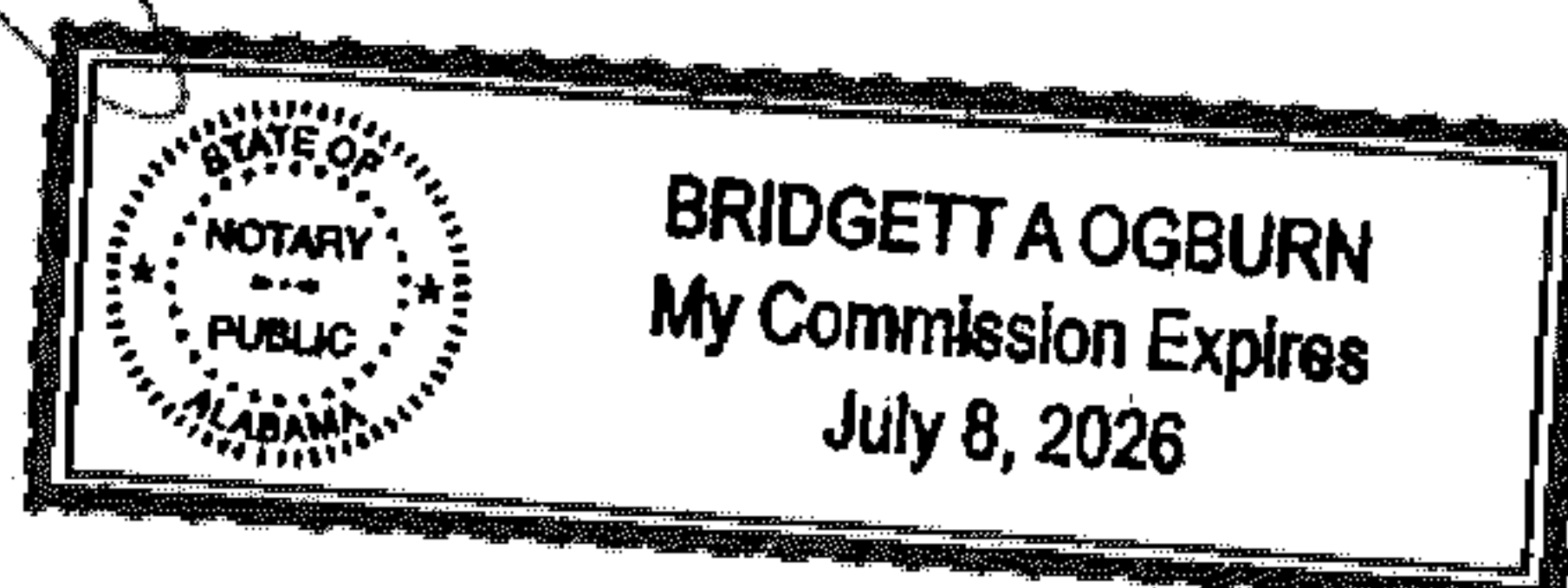
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Dyer Compere, Personal Representative the Estate of Robert Anthony Dyer, deceased, Shelby County Probate Case No. PR-2024-000010 whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he as Executor/Administrator and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2024.

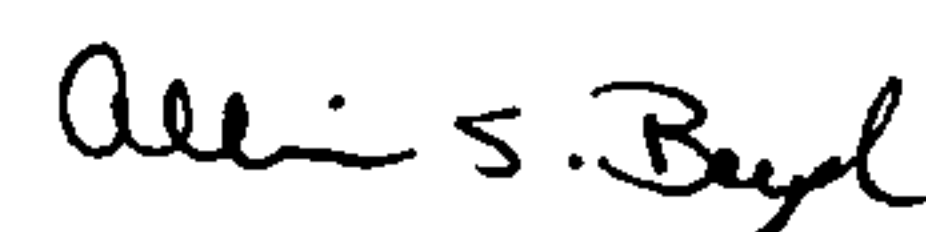

Notary Public

My Commission Expires:



File No.: BHM-24-854

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2024 09:06:24 AM
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