

Send Tax Notice to:
Audrey Murdock and William N.
Murdock, Jr
707 Autumn Drive
Vincent, AL 35178

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-4108

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Teresa Lynn Reed, a married woman, (herein referred to as "Grantor," whether one or more),** whose mailing address is

1305 Jones Chapel Loop, Springville, AL 35146

by **Audrey Murdock and William N. Murdock, Jr (herein referred to as "Grantee," whether one or more),** whose mailing address is

707 Autumn Drive, Vincent, AL 35178

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **707 Autumn Drive, Vincent, AL 35178,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

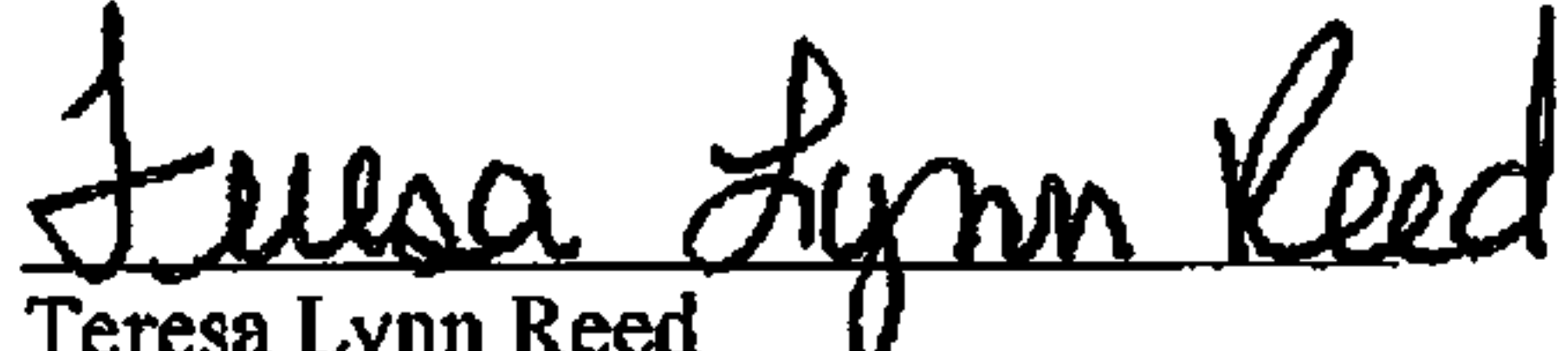
Mary Elizabeth Salser and James Edward Hatchett, co-grantees in the deed recorded in Inst. 20130925000385860 are deceased, having passed away on 03/17/2022 and 11/19/2019, respectively.

This conveyance does not encompass the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 7th day of June, 2024.


Teresa Lynn Reed

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Teresa Lynn Reed whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2024.


Notary Public
My Commission Expires: 11/3/2024

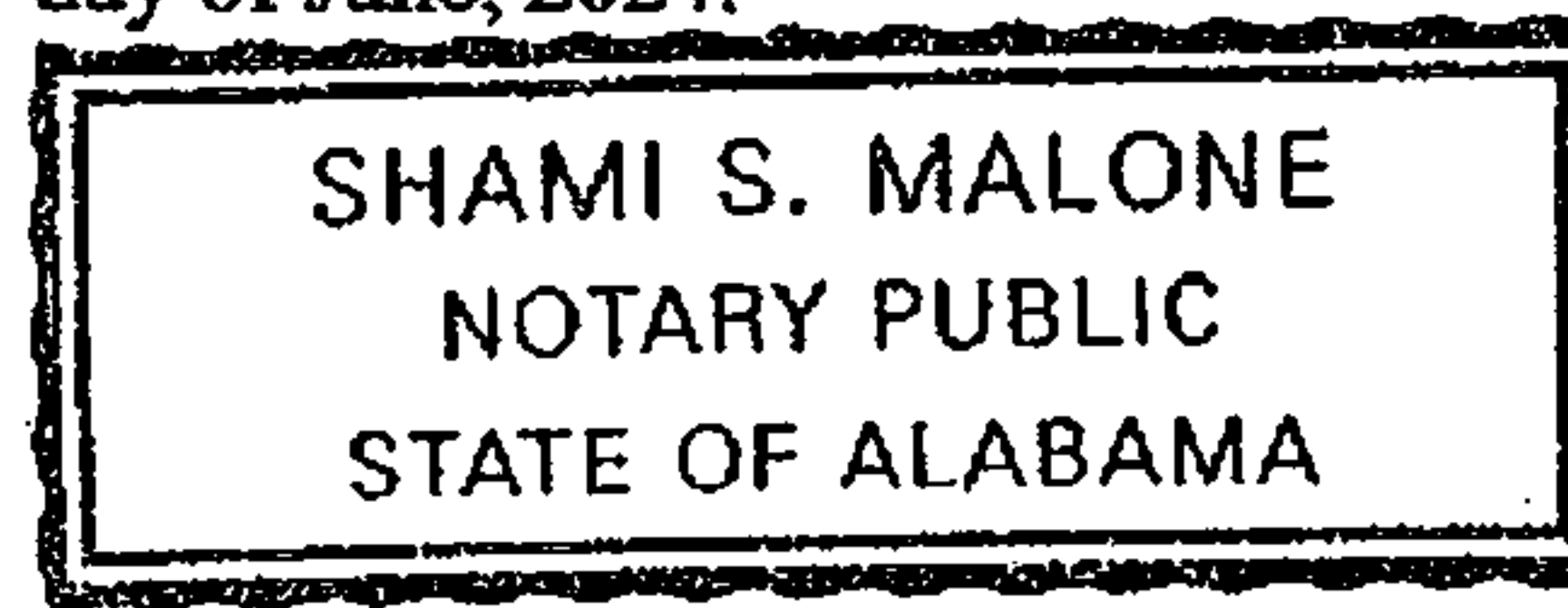


EXHIBIT A**Property 1:**

From the southwest corner of the southeast quarter of the southwest quarter of Section 3, Township 19 South, Range 2 East, run North along the west line of said quarter-quarter a distance of 1157.61 feet to the point of beginning; thence left 113 degrees 04 minutes 43 seconds a distance of 311.00 feet; thence right 50 degrees 29 minutes 12 seconds a distance of 203.26 feet; thence right 80 degrees 55 minutes 53 seconds a distance of 927.14 feet to the right of way of a railroad; thence right 87 degrees 22 minutes 03 seconds a distance of 771.69 feet; thence right 115 degrees 45 minutes 36 seconds a distance of 857.82 feet to the point of beginning. Said property contains 12 acres more or less. Less and except for an easement for Colonial Pipeline and a right of way for Alabama Power Company as shown on survey of Peavy Land Surveying, dated June 6, 1992.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 09:55:25 AM
\$338.00 BRITTANI
20240607000169480

Allen S. Bayl