

SEND TAX NOTICE TO:

John Allan Maxwell and Heather Ruhl Maxwell
194 Baron Drive
Chelsea, AL 35043

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 **SIX HUNDRED FOURTEEN THOUSAND TWO HUNDRED AND 00/100 (\$614,200.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Murphy Home Builders, LLC, an Alabama Limited Liability Company**, whose address is 120 Waters Cove, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **John Allan Maxwell and Heather Ruhl Maxwell**, whose address is 194 Baron Drive, Chelsea, AL 35043, (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 **John Allan Maxwell and Heather Ruhl Maxwell, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 194 Baron Drive, Chelsea, AL 35043, to-wit:

Lot 4, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third-party mortgage in the amount of \$400,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Murphy Home Builders, LLC, an Alabama Limited Liability Company, by Bridgett Ogburn, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 28th day of June, 2024.

Murphy Home Builders, LLC, an Alabama Limited Liability Company

By:

Bridgett Ogburn, Authorized Signer

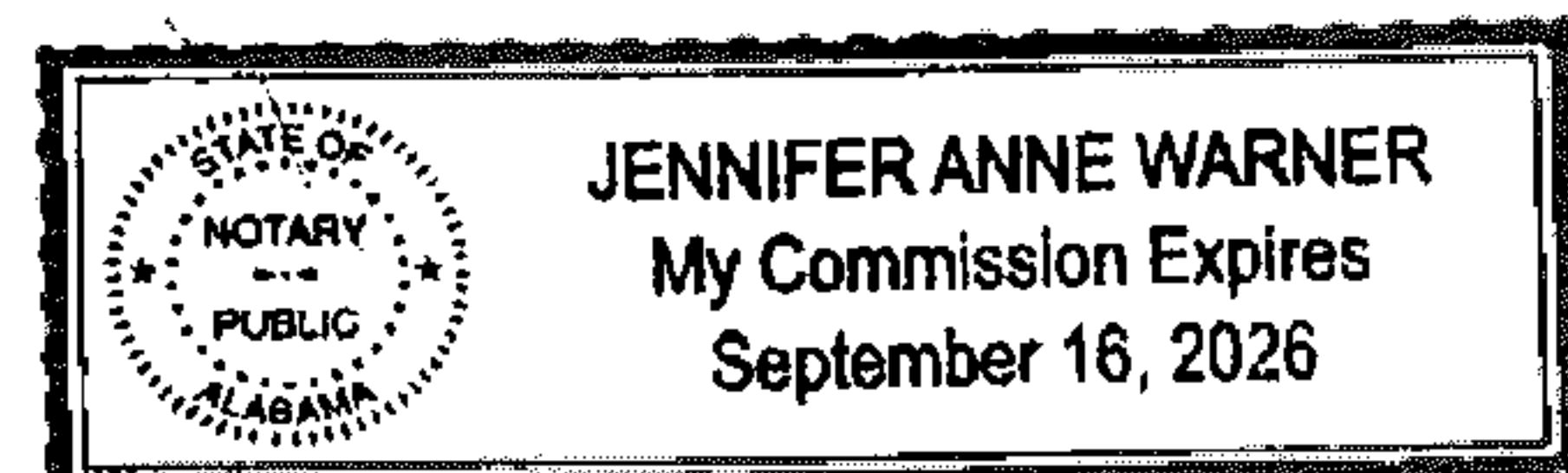
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Bridgett Ogburn, Authorized Signer of Murphy Home Builders, LLC whose name as Authorized Signer of Murphy Home Builders, LLC, a AL Limited Liability Company, 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 the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 28th day of June, 2024.

Notary Public

My Commission Expires: 9/16/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 08:31:37 AM
\$239.50 BRITTANI
20240702000198460



Allie S. Bayl