

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Ruth N. Murphy
3590-B Pelham Parkway #144
Pelham, AL 35124

STATE OF ALABAMA,
COUNTY OF SHELBY

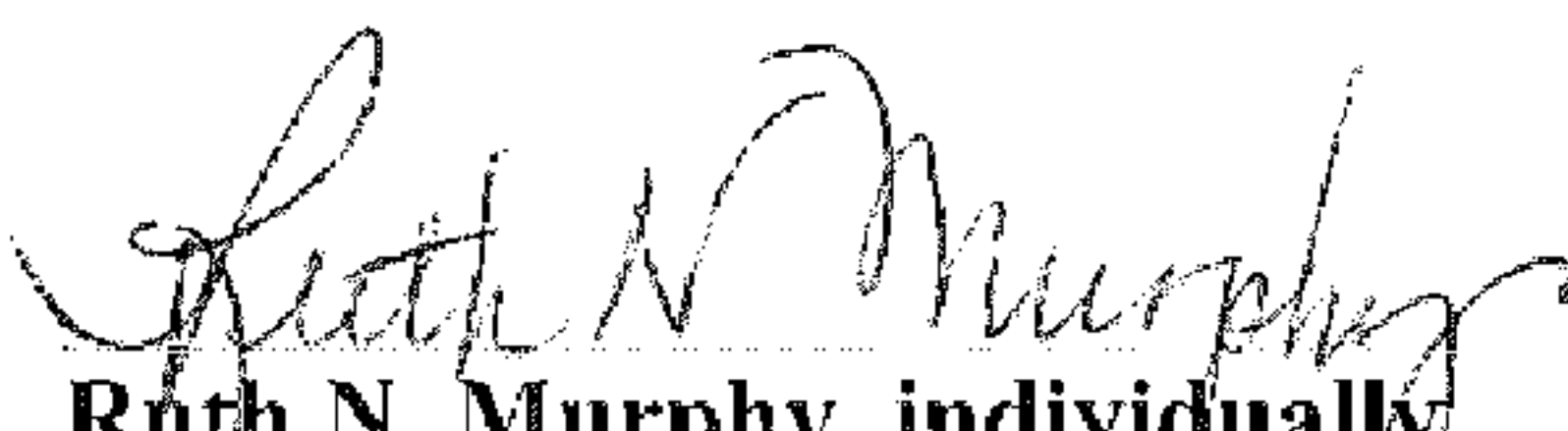
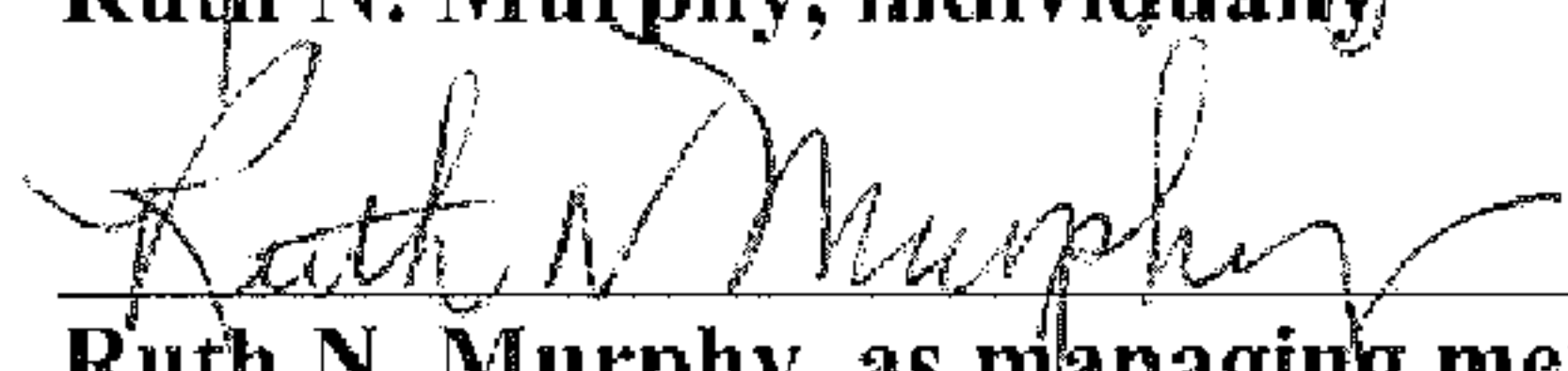
QUITCLAIM DEED

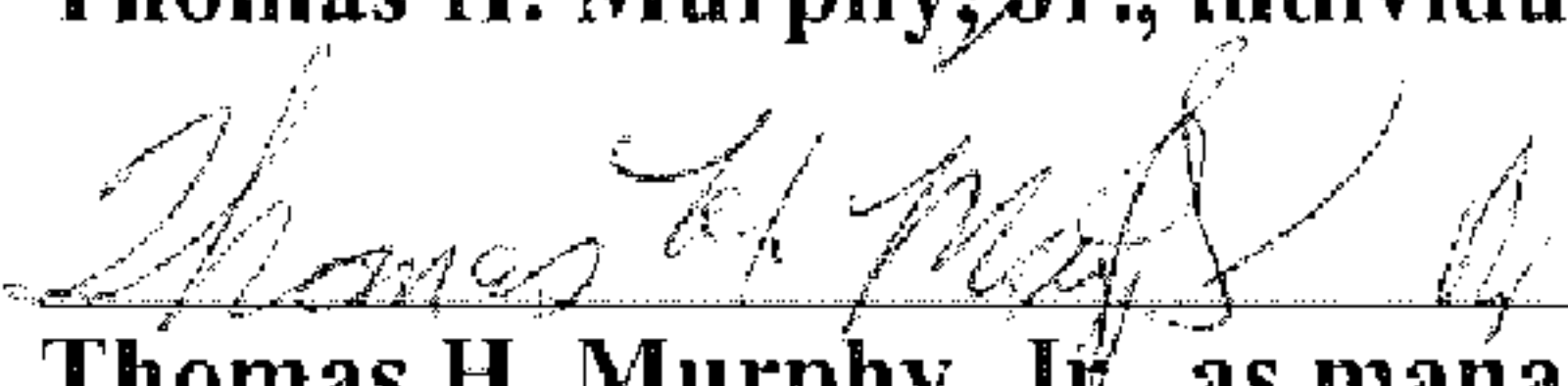
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Ruth N. Murphy and Thomas H. Murphy, Jr., individually, and as the managing member of CEDAR RIDGE HILL, LLC, a dissolved Georgia limited liability company, on the day of dissolution of said limited liability company** hereby remise, release, quit claim, grant, sell, and convey to **Ruth N. Murphy** (hereinafter called Grantee), all our right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

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


Ruth N. Murphy, individually

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


Thomas H. Murphy, Jr., individually

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

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 CEDAR RIDGE HILL, 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 13th day of September, 2024.

My Commission Expires: 10/15/2024


Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

#13

Commence 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 degrees 56 minutes 20 seconds East along the East line of said 1/4-1/4 section for a distance of 313.53 feet to a found 2" pipe and the POINT OF BEGINNING of the parcel herein described; thence leaving said East line, run North 88 degrees 04 minutes 33 seconds West for a distance of 579.80 feet to a set 1/2" capped rebar stamped "CA1084LS"; thence continue last said course North 88 degrees 04 minutes 33 seconds West for a distance of 30.69 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 chord bearing of North 33 degrees 18 minutes 35 seconds East, and a chord length of 48.88 feet; thence along the arc of said curve, and along said centerline, for a distance of 49.12 feet to a point; thence continue along said centerline, North 43 degrees 13 minutes 02 seconds East for a distance of 303.79 feet to a point on a curve to the left, having a radius of 420.62 feet, a chord bearing of North 50 degrees 11 minutes 03 seconds West and a chord length of 102.04 feet; thence along the arc of said curve, continuing along said centerline, for a distance of 102.29 feet to a point; thence leaving said centerline, South 49 degrees 28 minutes 32 seconds East for a distance of 22.64 feet to a 1/2" rebar found; thence continue last said course South 49 degrees 28 minutes 32 seconds West for a distance of 370.13 feet to a set 1/2" capped rebar stamped "CA1084LS" on the East line of said 1/4-1/4 section; thence South 01 degrees 01 minutes 11 seconds East along said East line for a distance of 92.88 feet to the POINT OF BEGINNING. Said parcel containing 2.60 acres, more or less.

Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2024 02:46:34 PM
 \$30.00 BRITTANI
 20241008000316330

Allie S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name **Ruth N. Murphy**
 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 **0 Norris Lane
 Alabaster, AL 35007**

Date of Sale 9/13/24
 Total Purchase Price \$ to clear title

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 63,550.00

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 available.

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 9/13/24Print Mike T. Atkinson

Unattested

(verified by)

Sign

Mike T. Atkinson
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1