

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Thomas H. Murphy, III**  
**Karen T. Murphy**  
273 Morris Ln  
Alabaster, AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FOUR HUNDRED THOUSAND AND NO/00 DOLLARS (\$400,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Thomas Houston Murphy, Jr. and Ruth N. Murphy, Trustees of the Murphy Family Trust, dated October 18, 2024, and recorded in Instrument #20241024000333980, in the Probate Office of Shelby County, Alabama* (herein referred to as **Grantor**) grant, bargain, sell and convey unto *Thomas H. Murphy, III and Karen T. Murphy, as joint tenants with right of survivorship* (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**See Attached Exhibit "A" for Legal Description**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

\$360,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 19<sup>th</sup> day of November, 2024.

*The Murphy Family Trust, dated October 18, 2024 and recorded in Instrument #20241024000333980, in the Probate Office of Shelby County, Alabama*

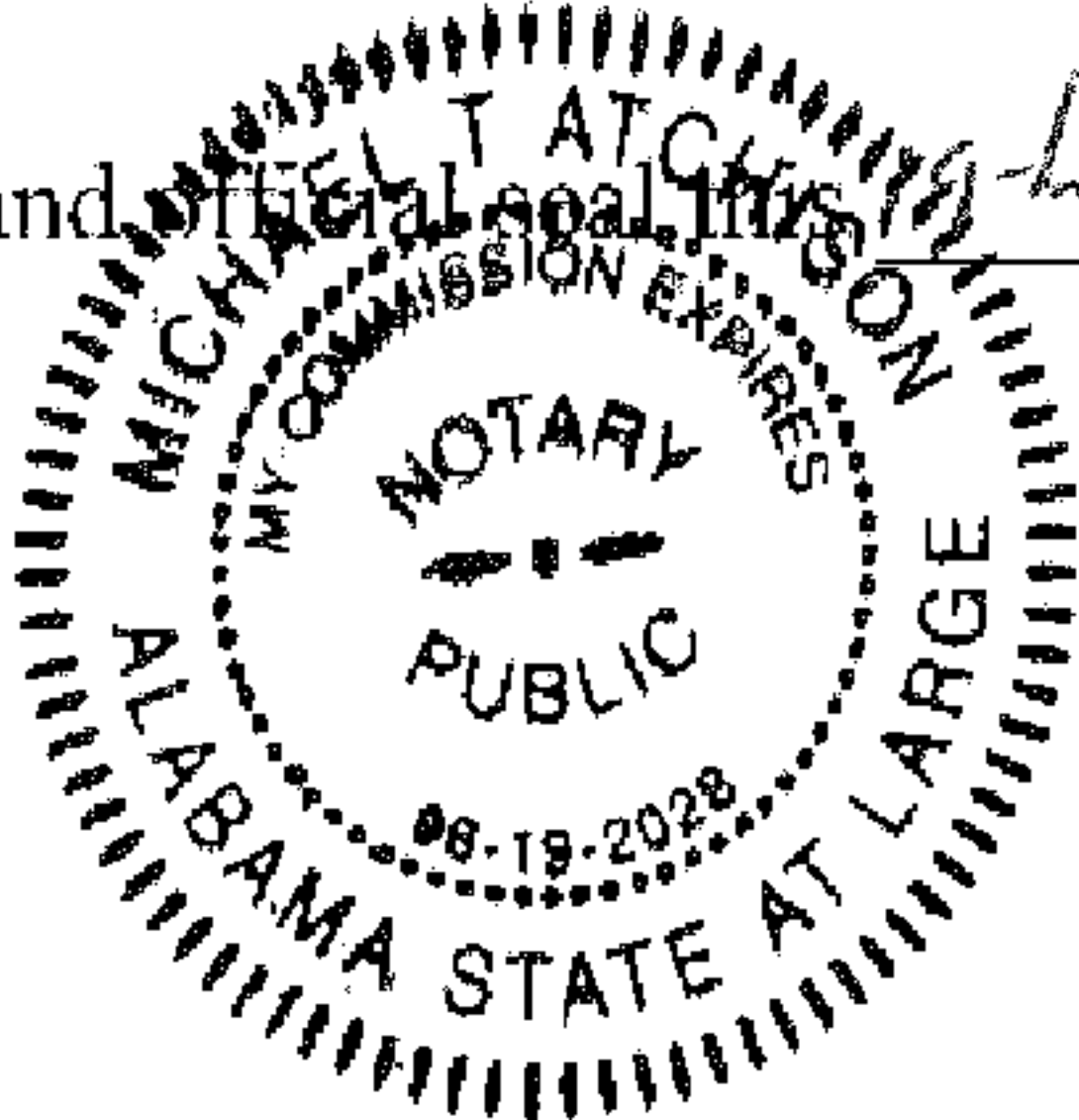
  
**Thomas Houston Murphy, Jr., its Trustee**

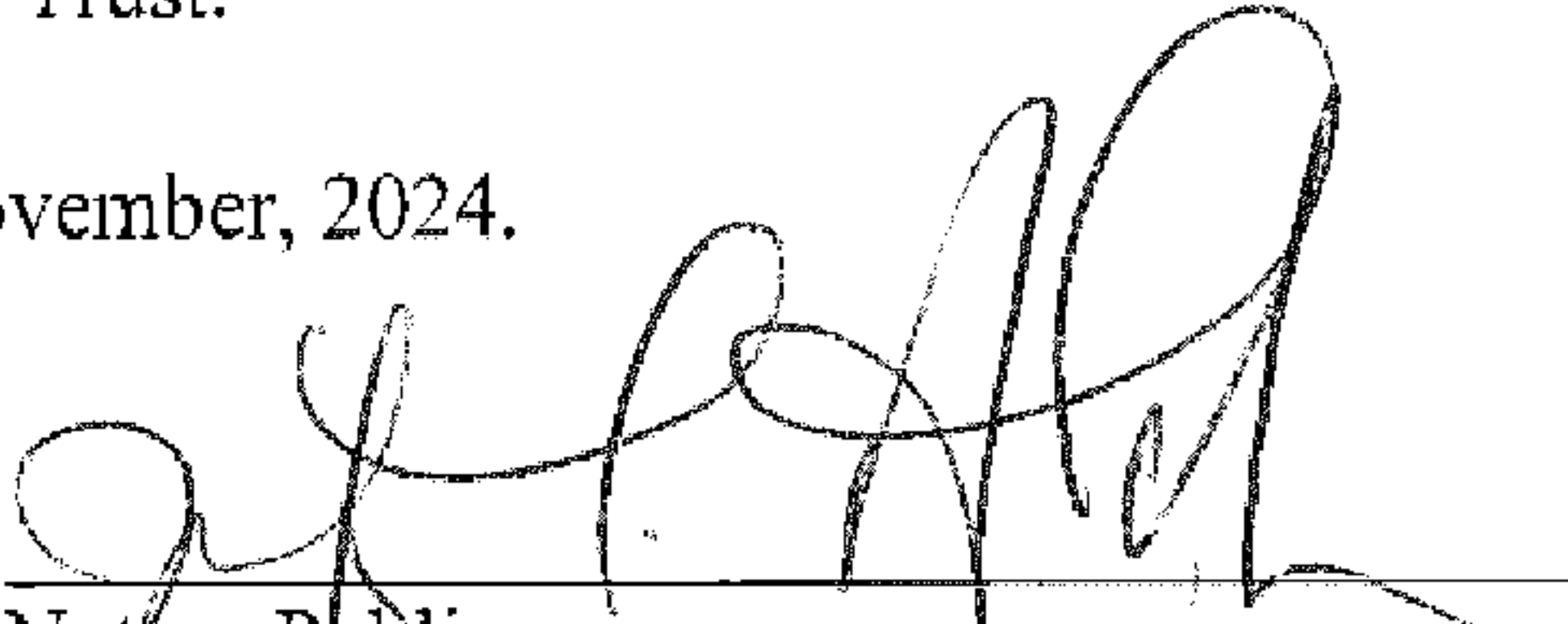
  
**Ruth N. Murphy, its Trustee**

**STATE OF ALABAMA)**  
**COUNTY OF Shelby)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Thomas Houston Murphy, Jr. and Ruth N. Murphy*, whose names as *Trustees of The Murphy Family Trust, dated October 18, 2024, and recorded in Instrument #20241024000333980, in the Probate Office of Shelby County, Alabama*, 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, in their capacity as such Trustees, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and seal this 19<sup>th</sup> day of November, 2024.



  
Notary Public  
My Commission Expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel #23-5-15-0-001-022.001**

**#12**

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 89 degrees 22 minutes 11 seconds West along the South line of said 1/4-1/4 section for a distance of 549.02 feet to a 1/2" rebar found and the POINT OF BEGINNING of the parcel herein described; thence North 89 degrees 08 minutes 32 seconds West, continuing along said South line for a distance of 106.08 feet to a 1/2" rebar found; thence leaving said South line, North 24 degrees 20 minutes 56 seconds West for a distance of 238.93 feet to a 1/2" rebar found; thence continue North 24 degrees 20 minutes 56 seconds West for a distance of 18.63 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; thence North 59 degrees 43 minutes 14 seconds East along said centerline for a distance of 162.31 feet to a point on a curve to the left, having a radius of 420.62 feet, a chord bearing of North 58 degrees 26 minutes 10 seconds East, and a chord length of 18.86 feet; thence along the arc of said curve, continuing along said centerline, for a distance of 18.86 feet to a point; thence leaving said centerline, South 88 degrees 04 minutes 33 seconds East for a distance of 30.69 feet to a set 1/2" capped rebar stamped "CA1084LS"; thence continue last said course South 88 degrees 04 minutes 33 seconds East for a distance of 579.80 feet to a 2" pipe found on the East line of said 1/4-1/4 section; thence along said East line, South 00 degrees 56 minutes 20 seconds West for a distance of 313.53 feet to the POINT OF BEGINNING. Said parcel containing 5.19 acres, more or less.

**Parcel #23-5-15-0-001-023.000**

**#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.

**Parcel #23-5-15-0-000-024.000**

**Tract 2:**

Begin at the Southwest corner of the NW ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, and run North along the West line of said ¼ - ¼ Section for a distance of 245.75 feet to a found iron pin; thence right 91 degrees 57 minutes and run Easterly 308.33 feet to a found iron pin; thence left 91 degrees 51 minutes 51 seconds and run Northerly 423.21 feet to a fence corner; thence right 91 degrees 37 minutes 06 seconds and run Easterly along fence line for a distance of 150.0 feet; thence right 88 degrees 22 minutes 41 seconds and run Southerly 499.16 feet, more or less, to a point of intersection with the Westerly line of property described in Deed Book 320, Page 478; thence right 59 degrees 10 minutes 26 seconds and run Southwesterly along said deed line for a distance of 90.8 feet to a found iron pin; thence left 12 degrees 05 minutes and run Southwesterly 140.0 feet to a found iron pin; thence left 47 degrees 22 minutes 09 seconds and run Southerly 23.0 feet, more or less, to a point of intersection with North line of the SW ¼ of the NW ¼; thence left 88 degrees 28 minutes 24 seconds and run Easterly along said North line for a distance of 158.96 feet; thence right 88 degrees 28 minutes 24 seconds and run Southerly 263.36 feet; thence right 91 degrees 32 minutes 48 seconds and run Westerly 435.0 feet to a point of intersection with the West line of said Section 15; thence right 88 degrees 27 minutes 12 seconds and run North along said West line for a distance of 263.32 feet to the NW corner of the SW ¼ of the NW ¼ of said Section 15 and point of beginning.



**Parcel #23-5-15-0-000-025.000****Tract 1:**

Commence at the Southwest corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 21 South, Range 3 West, and run North along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 245.75 feet; thence right 91 degrees 57 minutes and run Easterly 308.33 feet; thence left 91 degrees 51 minutes 51 seconds and run Northerly 423.21 feet; thence right 91 degrees 37 minutes 06 seconds and run Easterly 150.0 feet to point of beginning; thence right 88 degrees 21 minutes 41 seconds and run Southerly 499.16 feet, more or less, to a point of intersection with the Westerly line of property described in Deed Book 320, Page 478; thence left 120 degrees 49 minutes 34 seconds and run Northeasterly along said deed line for a distance of 302.9 feet to a found iron pin; thence left 15 degrees 26 minutes and run Northeasterly 434.0 feet; thence left 27 degrees 56 minutes and run Northeasterly 215.0 feet; thence right 11 degrees 14 minutes and run Northeasterly for a distance of 131.66 feet; thence left 117 degrees 39 minutes 07 seconds and run Westerly 47.84 feet to a found iron pin; thence continue along last described course for a distance of 159.55 feet to a found iron pin; thence left 83 degrees 59 minutes 48 seconds and run Southerly 40.14 feet to a found iron pin; thence right 85 degrees 36 minutes 27 seconds and run Westerly 265.17 feet to a fence corner; thence left 91 degrees 42 minutes 45 seconds and run Southerly 265.84 feet to a fence corner; thence right 91 degrees 38 minutes and run Westerly 206.06 feet to point of beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/20/2024 09:47:36 AM  
 \$72.00 DANIEL  
 20241120000359960

*Amis 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	<u>Thomas Houston Murphy</u>	Grantee's Name	<u>Thomas H. Murphy III</u>
Mailing Address	<u>104 Norris Ln</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>273 Norris Lane</u> <u>Alabaster, AL 35007</u>
Property Address	<u>None</u>	Date of Sale	<u>19 Nov 2024</u>
		Total Purchase Price \$	<u>400,000.00</u>
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

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 19 Nov 24

Print Thomas Houston Murphy

Unattested

(verified by)

Sign Thomas Houston Murphy Jr  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1