

Send Tax Notice to:  
Ashleigh Moore  
379 Clear Creek Lane  
Calera, AL 35040

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-1786**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00) 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 **Juwan Musante Murphy and D'Alexandria LeRoynae Murphy, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

128 Grey Oaks Ct, Pelham, AL 35124

by **Ashleigh Moore (herein referred to as "Grantee")**, whose mailing address is

379 Clear Creek Lane, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **379 Clear Creek Lane, Calera, AL 35040**, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$207,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**\$30,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

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

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11 day of March, 2025

Jm  
Juwan Musante Murphy

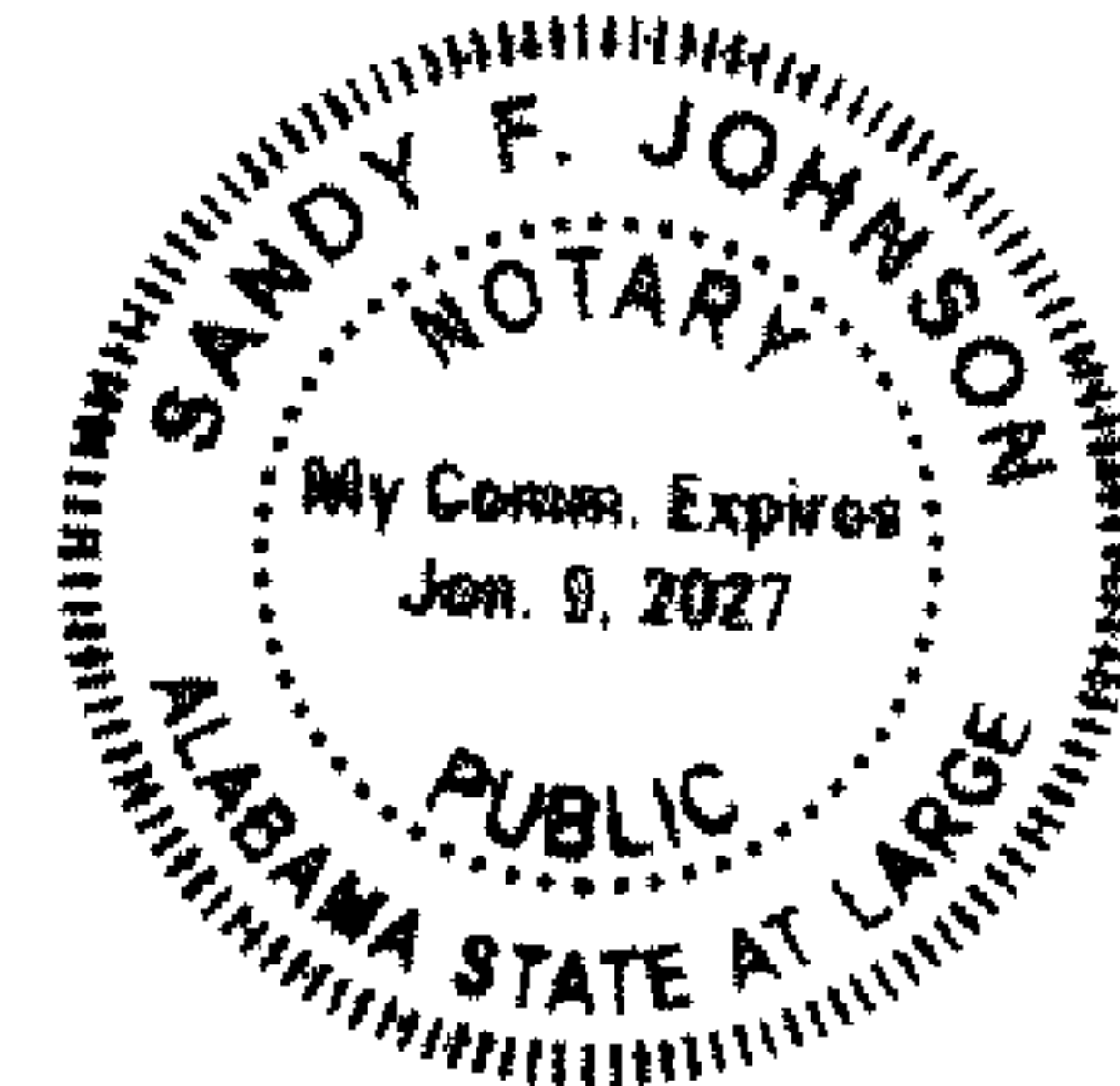
[Signature]  
D'Alexandria LeRoynae Murphy

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Juwan Musante Murphy and D'Alexandria LeRoynae Murphy 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2025.

[Signature]  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

LOT 53, ACCORDING TO THE FINAL PLAT OF CAMDEN PARK, PHASE ONE, AS RECORDED IN MAP BOOK 53, PAGE 65 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/09/2025 01:07:00 PM**  
**\$29.00 JOANN**  
**20250409000105640**

*Allen S. Bayl*

General Warranty Deed - Individual (AL)