

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$143,480.00.

SEND TAX NOTICE TO:
Murphy Home Builders, LLC
217 Cross Road Dr.
Sterrett, AL 35147

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 **TEN AND NO/100 (\$10.00)**, in hand paid to the undersigned, **AR Farms, LLC, an Alabama Limited Liability Company**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Murphy Home Builders, LLC**, whose address is 217 Cross Road Dr., Sterrett, AL 35147, (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 the following described real estate situated in Shelby County, Alabama, the address of which is **3402 River Birch Trail and 3390 River Birch Trail, Chelsea, AL 35043**, to-wit:

Lots 910 and 913, according to the Survey of Windstone Subdivision, Phase IX, as recorded in Map Book 54, Page 96, 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.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE

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, AR Farms, LLC, an Alabama Limited Liability Company, by Angela M. Ruch, as its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 3RD day of April, 2025:

AR Farms, LLC, an Alabama Limited Liability Company

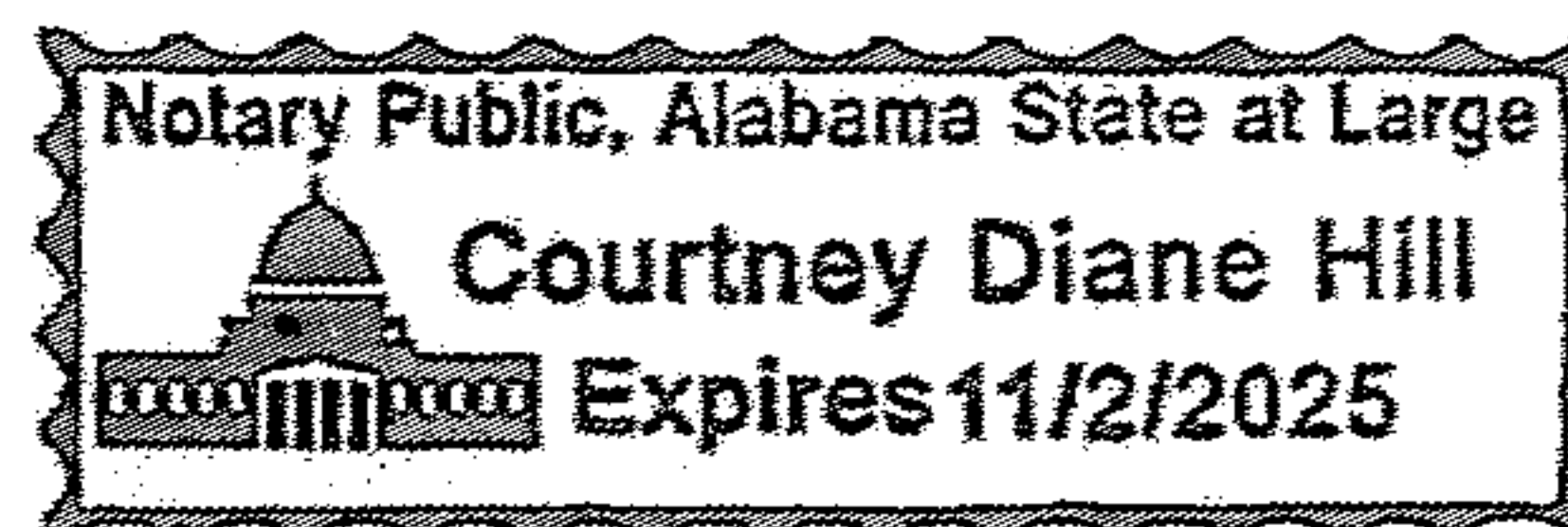
By: Angela M. Ruch
Angela M. Ruch, Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Angela M. Ruch, whose name as Member of AR Farms, LLC, an Alabama 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, she, in her capacity 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 Third day of April, 2025.

Courtney Diane Hill
Notary Public
My Commission Expires: 11/2/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 08:03:50 AM
\$168.50 PAYGE
20250702000200050

Allen S. Bayl