

Send Tax Notice to:

Kevin Douglas McClure
5055 Dunnavant Valley Rd
Birmingham, AL 35242

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Five Hundred Thirty Five Thousand and 00/100 Dollars (\$535,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Lauren McCray Mann n/k/a Lauren McCray Phillips and Andrew Jay Phillips, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 217 Auburn Dr., Alexander City, AL 35010 does hereby grant, bargain, sell and convey unto **Kevin Douglas McClure**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 5055 Dunnavant Valley Rd., Birmingham, AL 35242, the following described real estate, situated in Shelby County, Alabama, having an address of 5055 Dunnavant Valley Road, Birmingham, AL 35242 to wit:

Parcel 1

A parcel in the South ½ of the NW ¼ of Section 10, Township 19 South, Range 1 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the SE ¼ of the NW ¼ of said section and run Southerly along the East line of said 1/4 – 1/4 Section for 90.00 feet thence North 89 degrees 27 minutes 50 seconds West for 648.55 feet to an existing 3/4" crimped pipe, thence North 89 degrees 27 minutes 50 seconds West for 340.12 feet to an existing 3/4" crimped pipe at the Point of Beginning; thence North 89 degrees 26 minutes 20 seconds West for 426.00 feet to an existing 3/4" crimped pipe; thence South 30 degrees 36 minutes West for 127.26 feet to a pk nail set; thence South 13 degrees 28 minutes 40 seconds West for 73.00 feet to a pk nail set; thence South 74 degrees 12 minutes 15 seconds East for 447.92 feet to a 5/8" rebar set; thence North 14 degrees 26 minutes 20 seconds East for 308.00 feet to the Point of Beginning. Less and except any part lying within the right of way of Old Dunnavant Valley Road.

Parcel 2

A parcel in the South ½ of the NW ¼ of Section 10, Township 19 South, Range 1 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the SE ¼ of the NW ¼ of said section and run Southerly along the East line of said 1/4 – 1/4 Section for 90.00 feet thence North 89 degrees 27 minutes 50 seconds West for 648.55 feet to an existing 3/4" crimped pipe, thence North 89 degrees 27 minutes 50 seconds West for 340.12 feet to an existing 3/4" crimped pipe; thence North 89 degrees 26 minutes 20 seconds West for 426.00 feet to an existing 3/4" crimped pipe; thence South 30 degrees 36 minutes West for 127.26 feet to a pk nail set; thence South 13 degrees 28 minutes 40 seconds West for 73.00 feet to a pk nail set at the Point of Beginning; thence continue South 13 degrees 28 minutes 40 seconds West for 269.00 feet to a pk nail set; thence South 80 degrees 33 minutes 00 seconds East for 444.98 feet to an existing 1/2" crimped pipe; thence North 14 degrees 26 minutes 20 seconds East for 219.68 feet to a 5/8" rebar set; thence North 74 degrees 12 minutes 15 seconds West for 447.92 feet to the Point of Beginning. Less and except any part lying within the right of way of Old Dunnavant Valley Road.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$581,445.38 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, their 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 the 18th day of July, 2025.

Lauren McCray Phillips
Lauren McCray Phillips

Andrew Jay Phillips
Andrew Jay Phillips

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Lauren McCray Phillips and Andrew Jay Phillips**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 18th day of July, 2025.

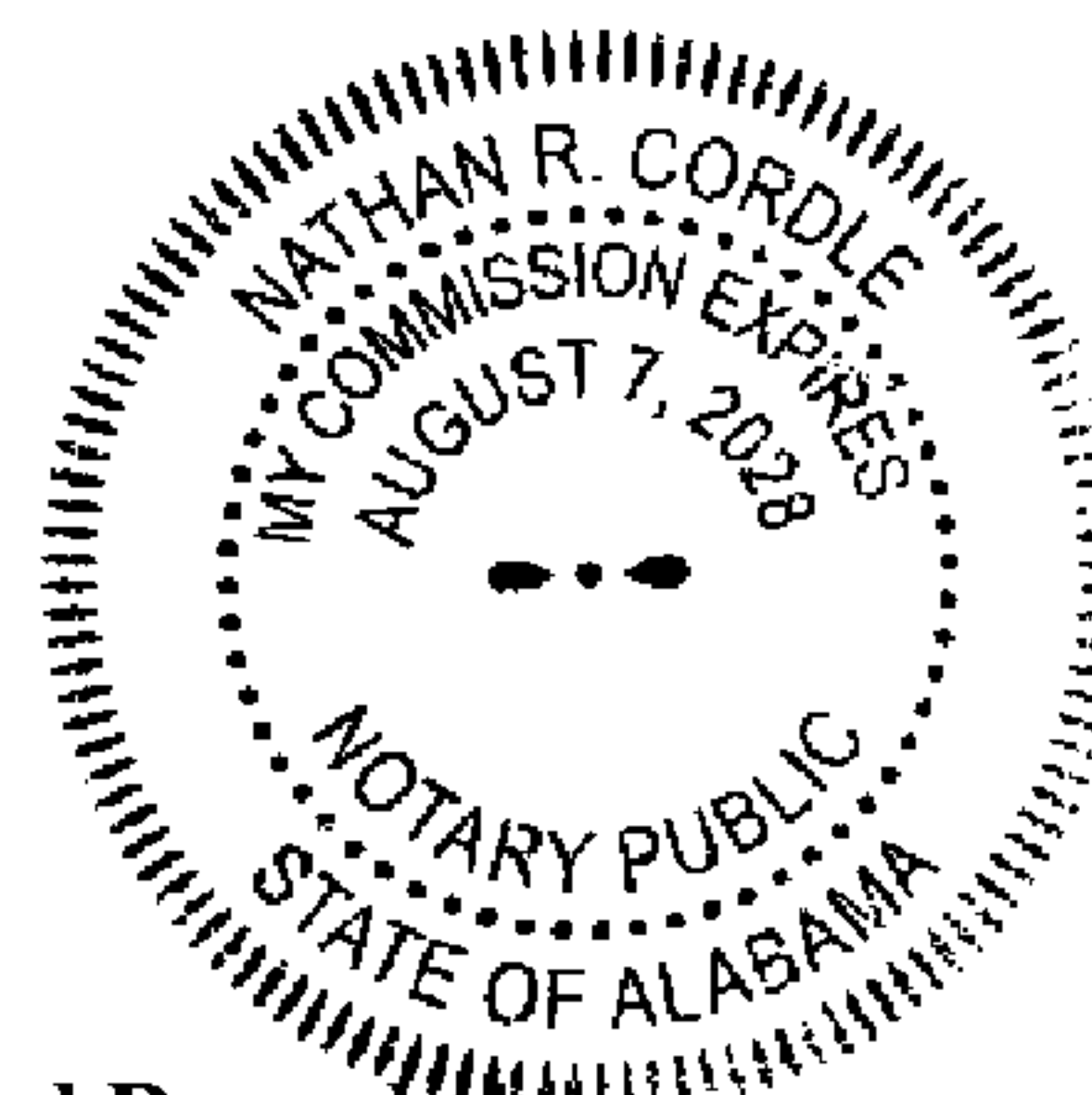
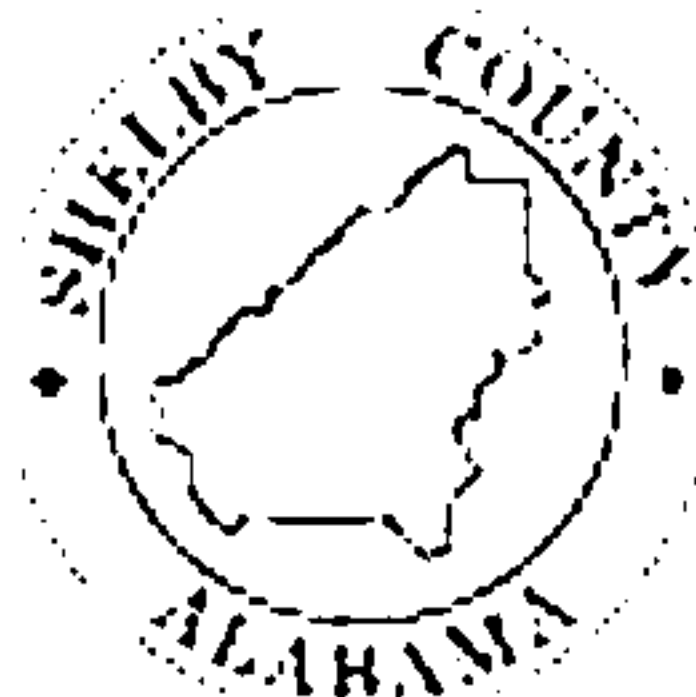
Nathan R. Cordle
Notary Public

[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121

File No.: ATB4611



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2025 01:30:38 PM
\$27.00 BRITTANI
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Allen S. Bayl