

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

CORRECTIVE 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 #20241024000333950, 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.

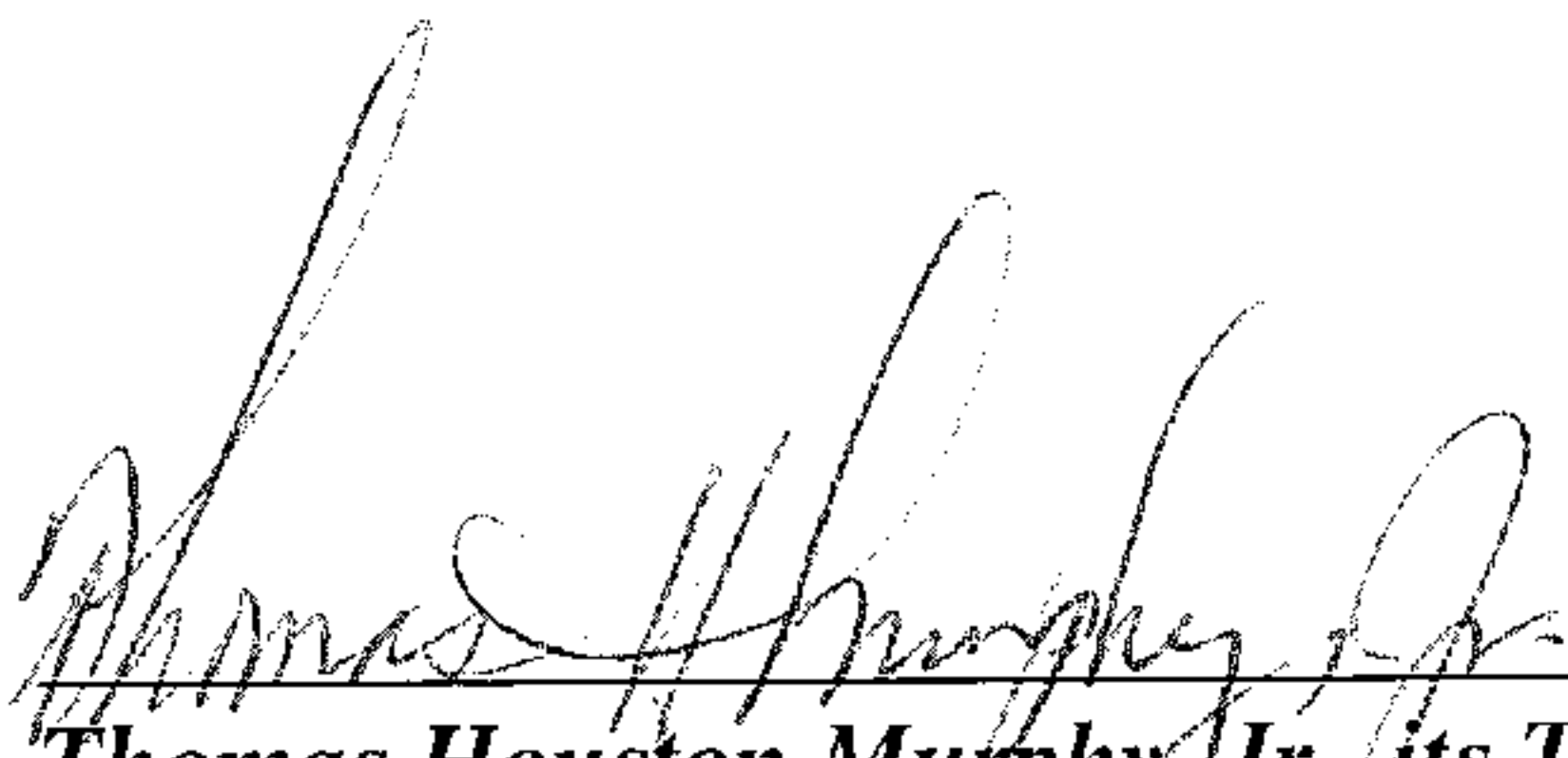
\$360,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

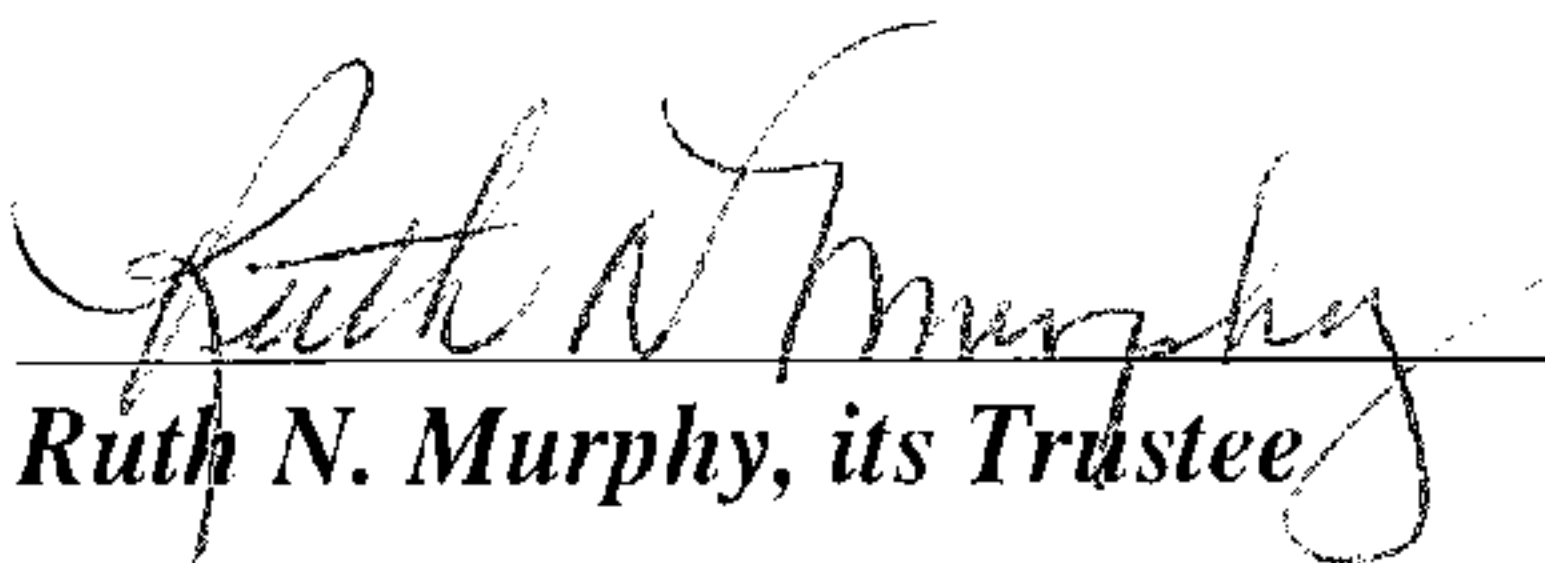
THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION AS SHOWN IN INSTRUMENT #20241120000359960, IN PROBATE OFFICE.

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 28th day of October, 2025.

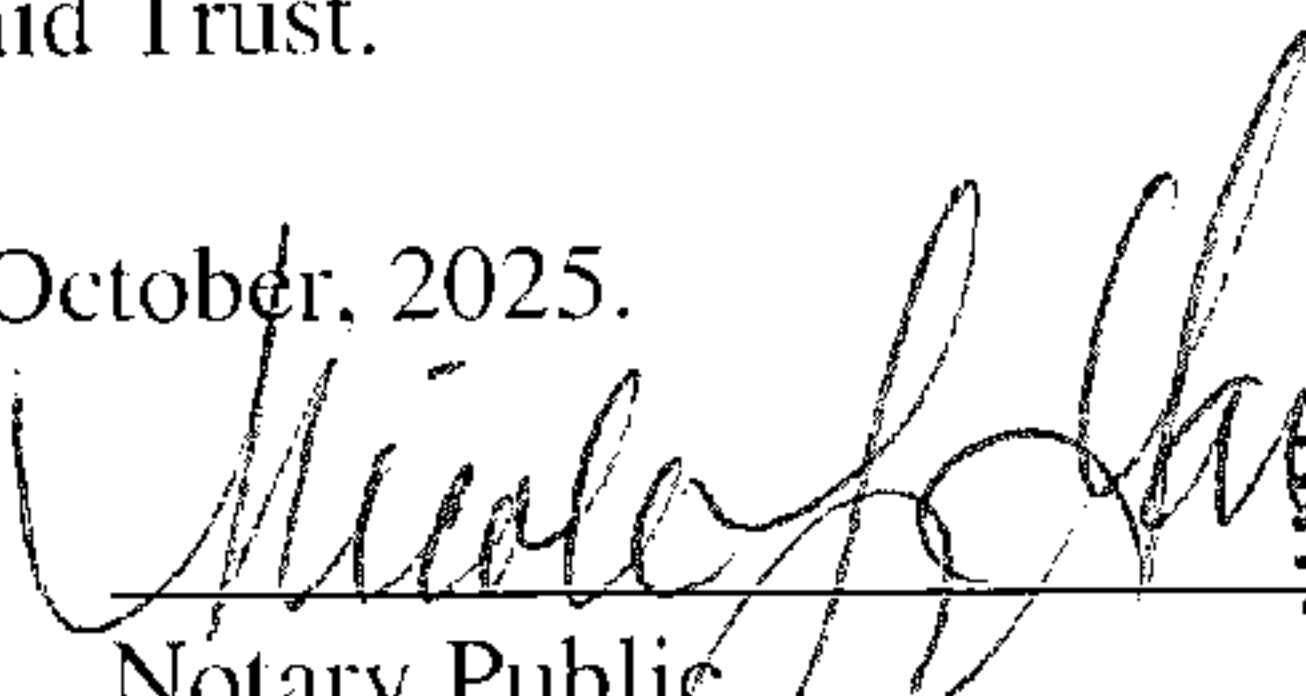
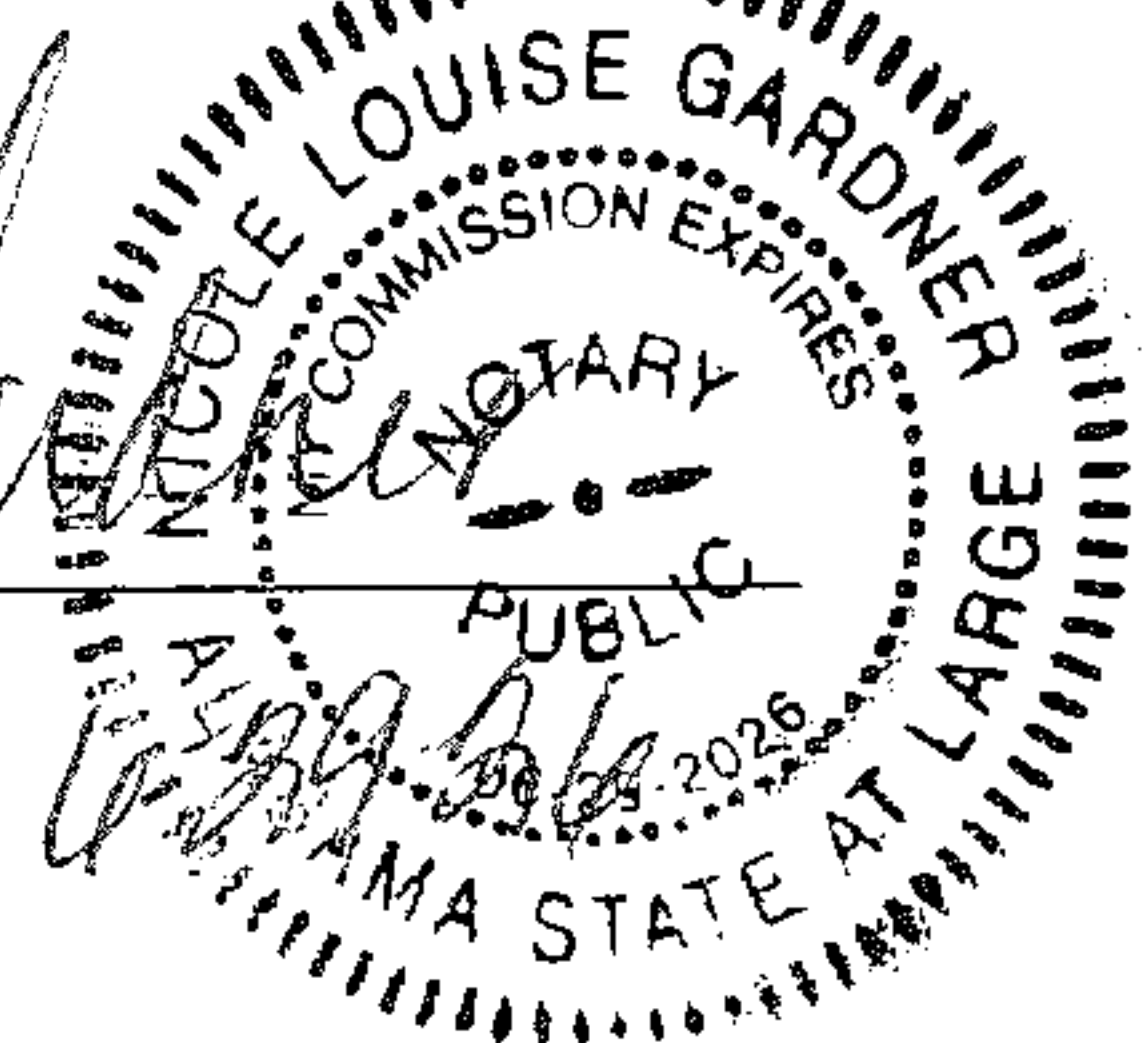

Thomas Houston Murphy, Jr., its Trustee

The Murphy Family Trust, dated October 18, 2024 and recorded in Instrument #20241024000333950, in the Probate Office of Shelby County, Alabama

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 #20241024000333950, 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 official seal this 28th day of October, 2025.


Notary Public
My Commission Expires: 10/28/2028


**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 #23-5-15-0-001-025.000

Tract I:

A part of the NW ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Northwest corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter Section a distance of 820.17 feet to the point of beginning of the property being described; thence run 130 feet, more or less, Easterly to a point of existing property line of Larry R. and Elain Rollan; thence turn 96 degrees 38 minutes 47 seconds right and run Southerly 174.74 feet to a point; thence turn 93 degrees 12 minutes 41 seconds right and run Westerly 20.12 feet to a point; thence turn 93 degrees 36 minutes 33 seconds left and run Southerly 236.48 feet to a point on an existing fence line; thence turn 85 degrees 09 minutes 11 seconds right and run Westerly along said fence line 90 feet, more or less, to a point; thence run Northerly 400 feet, more or less, to the point of beginning.

Parcel #23-5-15-0-001-024.000

Tract II:

Commence at the Northwest corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said Section 15, a distance of 950.17 feet to a point; thence turn a deflection angle of 96 degrees 38 minutes 47 seconds right and run a distance of 13.14 feet to a point on the South right of way line of Shelby County Road No. 26 and the point of beginning of the property being described; thence continue along last described course a distance of 161.60 feet to a point at a fence corner; thence turn a deflection

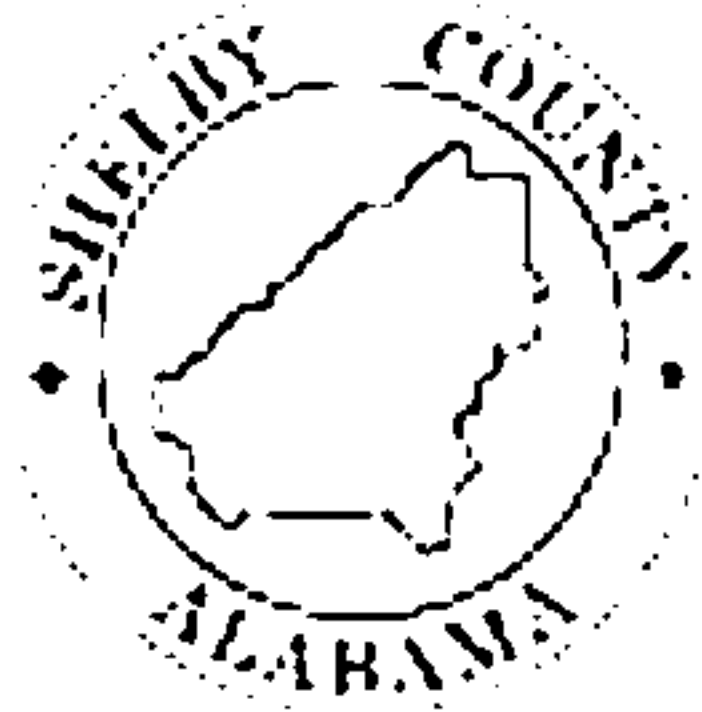
angle of 93 degrees 12 minutes 41 seconds right and run along fence a distance of 20.12 feet to a point at a fence corner; thence turn a deflection angle of 93 degrees 36 minutes 33 seconds left and run Southerly along a fence line a distance of 236.48 feet to a point at a fence corner; thence turn a deflection angle of 94 degrees 50 minutes 49 seconds left and run Easterly along a fence line a distance of 40.61 feet to a point at a fence corner; thence turn a deflection angle of 85 degrees 36 minutes 27 seconds left and run Northerly along a fence line a distance of 40.14 feet to a point at a fence corner; thence turn a deflection angle of 83 degrees 59 minutes 48 seconds right and run Easterly along a fence line a distance of 159.55 feet to a point at a fence corner; thence turn a deflection angle of 63 degrees 12 minutes 12 seconds left and run Northeasterly a distance of 99.98 feet to a point; thence turn a deflection angle of 25 degrees 54 minutes 02 seconds left and run Northerly a distance of 256.16 feet to a point on the South right of way line of said Shelby County Road No. 26; thence turn a deflection angle of 88 degrees 32 minutes 05 seconds left and run Westerly along the said South right of way line of said Road No. 26, a distance of 187.88 feet to the point of beginning.

Tract III:

Commence 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; 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 150.00 feet; 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, being the point of beginning of the property herein conveyed; thence continue along last described course 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 an iron pin; thence turn left 94 degrees 23 minutes 33 seconds and run Easterly a distance of 150 feet, more or less, to a point on the West line of a 50-foot easement; thence run in a Northeasterly direction along the West line of said easement a distance of 41 feet, more or less, to the point of beginning of the property herein conveyed.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

#1
Commence at a found 1 ½-inch open top pipe locally accepted as the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence run North 00 degrees 56 minutes 20 seconds East for a distance of 313.53 feet to a found 2-inch pipe; thence turn North 01 degrees 01 minutes 11 seconds East for a distance of 92.88 feet to a set 5/8-inch capped rebar stamped “Clinkscales”; thence run North 00 degrees 57 minutes 26 seconds East for a distance of 105.00 feet to a found ½-inch rebar; thence run North 00 degrees 57 minutes 27 seconds East for a distance of 334.59 feet to a found ½-inch open top pipe; thence run North 88 degrees 03 minutes 06 seconds West for a distance of 230.76 feet to a found 2-inch capped pipe; thence run North 87 degrees 51 minutes 08 seconds West for a distance of 11.17 feet to the point of beginning of the parcel herein described; thence run North 88 degrees 14 minutes 13 seconds West for a distance of 12.03 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 Instrument #20230608000172590, said point being on a curve to the right having a radius of 679.46 feet, a delta angle of 09 degrees 13 minutes 23 seconds, a chord bearing of North 25 degrees 58 minutes 42 seconds East, and a chord distance of 109.26 feet; thence run along the arc of said curve and said centerline for a distance of 109.38 feet to a point; thence continue along said centerline North 30 degrees 35 minutes 26 seconds East for a distance of 47.04 feet to a point beginning a curve to the left having a radius of 244.52 feet, a delta angle of 34 degrees 31 minutes 33 seconds, a chord bearing of North 13 degrees 19 minutes 39 seconds East, and a chord distance of 145.13 feet; thence run along the arc of said curve and said centerline for a distance of 147.35 feet to a point being on a reverse curve to the right having a radius of 803.75 feet, a delta angle of 10 degrees 27 minutes 06 seconds, a chord bearing of North 01 degrees 17 minutes 26 seconds East, and a chord distance of 146.41 feet; thence run along the arc of said curve and said centerline for a distance of 146.62 feet to a point; thence continue along said centerline North 06 degrees 30 minutes 59 seconds East for a distance of 31.12 feet to a point on the Southerly right of way margin of Kent Dairy Road (a/k/a Shelby County Highway 26) (80-foot right of way); thence run along said right of way margin South 87 degrees 19 minutes 27 seconds East for a distance of 14.65 feet to a point; thence leaving right of way margin, run South 04 degrees 12 minutes 27 seconds West for a distance of 271.11 feet to a point; thence run South 26 degrees 56 minutes 27 seconds West for a distance of 209.04 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2025 02:12:36 PM
\$33.00 KELSEY
20251110000345460

Alex 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 Thomas Houston Murphy
 Mailing Address 104 Norris Lane
Alabaster, AL
35007

Grantee's Name Thomas H. Murphy III
 Mailing Address 213 Norris Lane
Alabaster, AL
35007

Property Address Average

Date of Sale 10-28-25
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 400,000.00

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 Tax Value

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 10-28-25

Print Mike T. Addison
 Sign Mike T. Addison
 (Grantor/Grantee/Owner/Agent) circle one

Unattested _____
 (verified by)