

Send Tax Notice to:
Brian Lee Ferguson and Avere Lynn
Kirkland Patton
4607 LAKE CHELSEA WAY
CHELSEA, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-9655

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00) 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

Terrance Lee Murphy, Jr, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

1504 CO. Rd. 727, Montevallo, AL 35115

by **Brian Lee Ferguson and Avere Lynn Kirkland Patton (herein referred to as "Grantee," whether one or more),** whose mailing address is

4607 LAKE CHELSEA WAY, CHELSEA, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **Country Manor Ln, Chelsea, AL 35043**, 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, 2026 AND THEREAFTER.

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

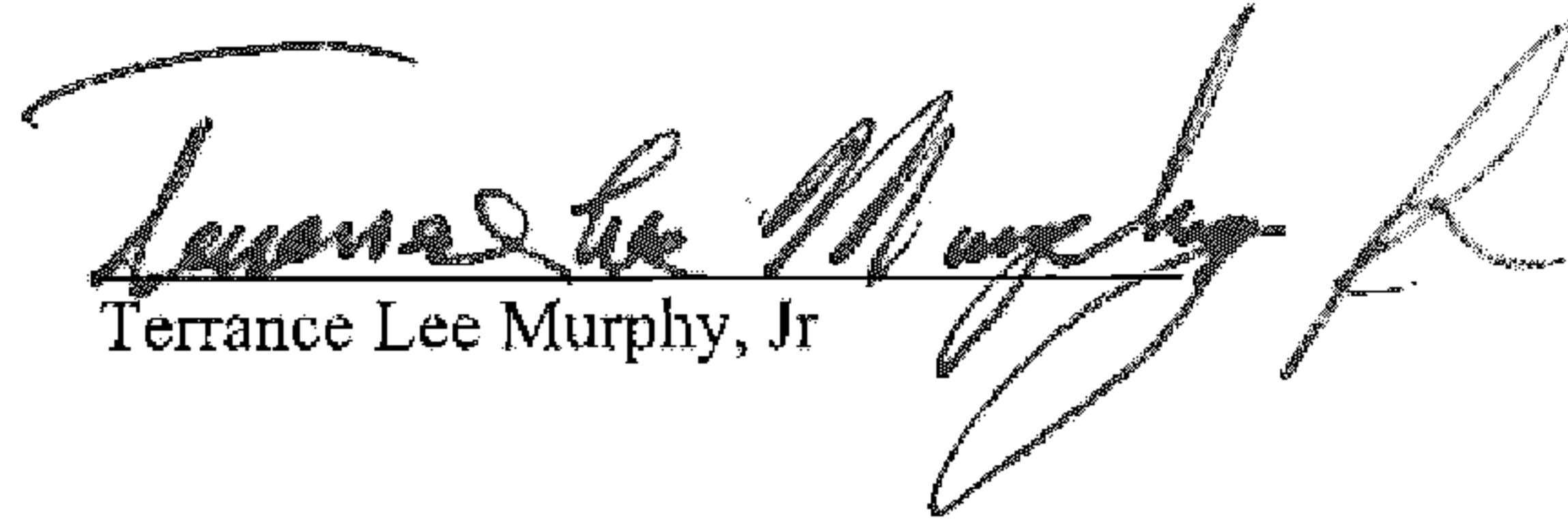
MINING AND MINERAL RIGHTS EXCEPTED.

This property is not the homestead of the grantor nor that of their spouse.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 26 day of January 2026


Terrance Lee Murphy, Jr

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Terrance Lee Murphy, Jr 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 26 day of January, 2026.


Nedra McClinton Garrett
Notary Public
My Commission Expires:

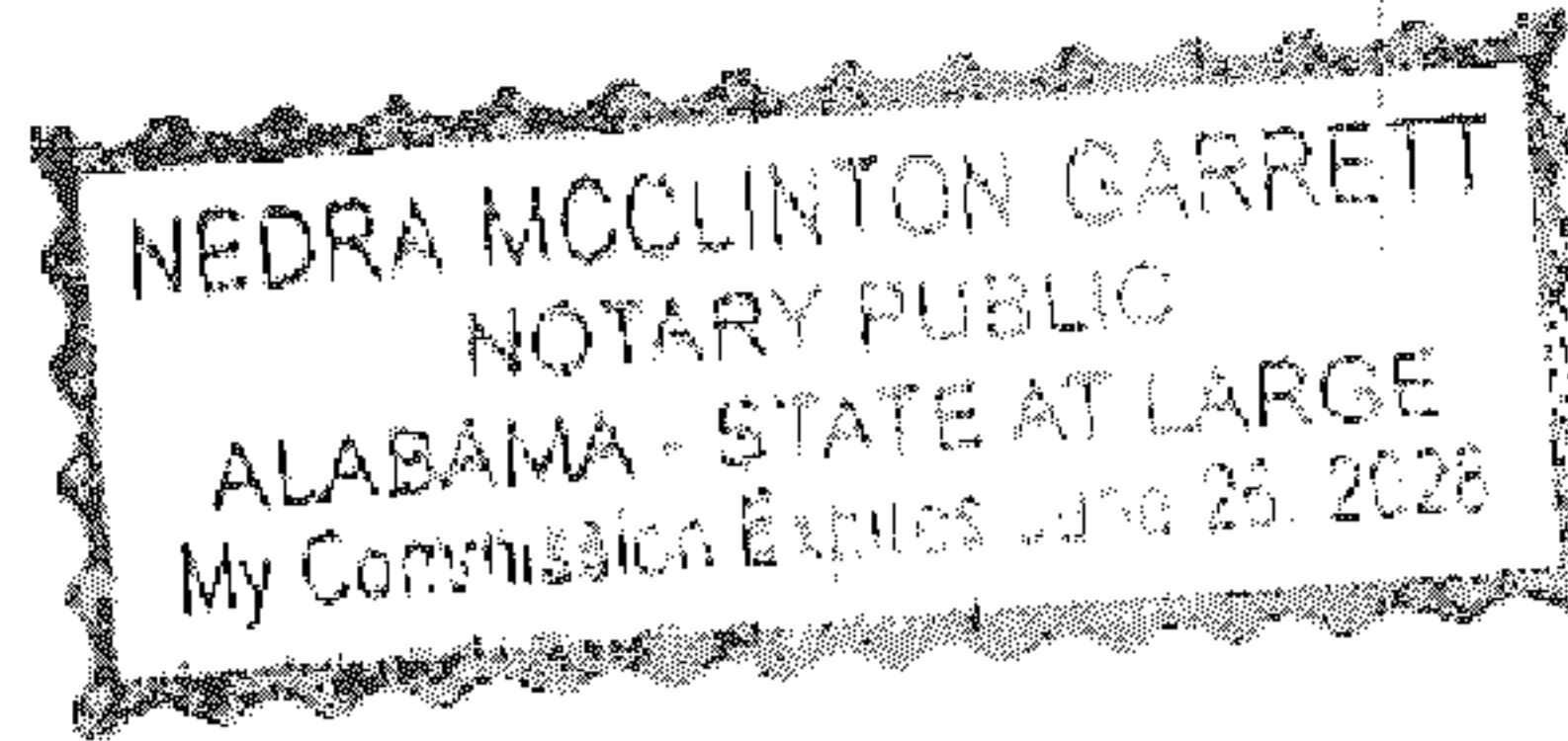


EXHIBIT A

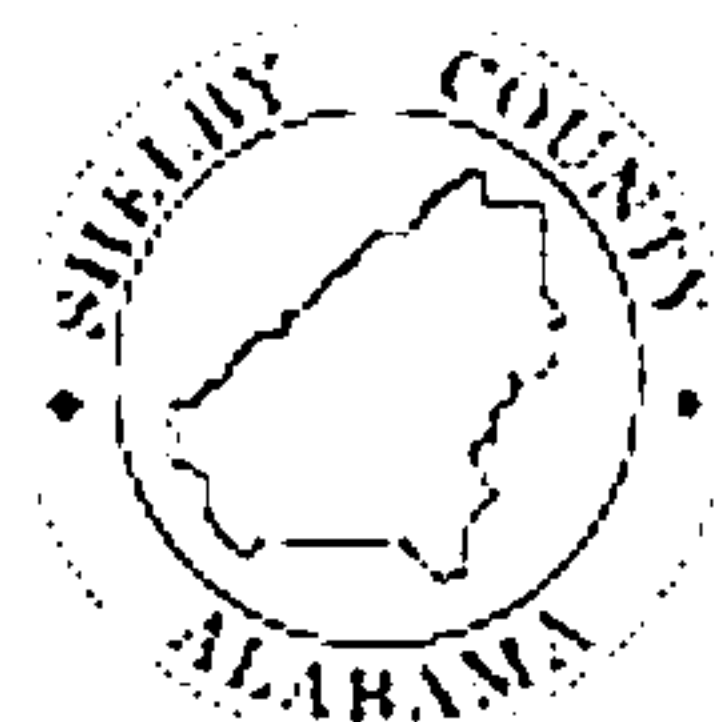
Property 1:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 15 FEET; THENCE LEFT 88 DEGREES 45 MINUTES AND RUN SOUTH AND PARALLEL TO THE EASTLINE OF SAID SECTION 531.88 FEET TO POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 100.45 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID PIPELINE EASEMENT; THENCE RIGHT 68 DEGREES 00 MINUTES AND RUN SOUTHWESTERLY AND PARALLEL TO THE NORTH LINE OF SAID PIPELINE EASEMENT A DISTANCE OF 500.00 FEET; THENCE RIGHT 97 DEGREES 20 MINUTES 17 SECONDS AND RUN NORTHWESTERLY 390.19 FEET; THENCE RIGHT 100 DEGREES 20 MINUTES AND RUN EASTERLY 70.00 FEET; THENCE RIGHT 15 DEGREES 00 MINUTES AND RUN SOUTHEASTERLY 503.70 FEET TO THE POINT OF BEGINNING.

ALSO, A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 32 ,TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NE 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN WESTALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 15 FEET; THENCE LEFT 88 DEGREES 45 MINUTES AND RUN SOUTH AND PARALLEL TO THE EASTLINE OF SAID SECTION 531.88 FEET; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 100.45 FEET TO THE POINT OF INTERACTION WITH THE CENTER LINE OF A PIPELINE EASEMENT; THENCE RIGHT 68 DEGREES 00 MINUTES AND RUN SOUTHWESTERLY AND PARALLEL TO THE NORTHLINE OF SAID PIPELINE EASEMENT A DISTANCE OF 500.0 FEET; THENCE RIGHT 97 DEGREES 20 MINUTES 17 SECONDS AND RUN NORTHWESTERLY 390.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION TO A POINT IN THE CENTERLINE OF THE EXISTING ROAD; THENCE RUN EASTERLY ALONG SAID CENTERLINE FOR 70 FEET; THENCE RUN SOUTHERLY TO THE NORTH LINE OF PROPERTY OWNED BY TERRANCE L. MURPHY, JR., TRUST; THENCE RUN WEST FOR 70 feet to the POINT OF BEGINNING.

According to the Survey of Jeffery N. Lucas, AL PLS #16680, dated June 18, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2026 11:05:10 AM
\$78.00 JOANN
20260204000032750
General Warranty Deed - JTROS (AL)

Allen S. Bayl