

This instrument is being re-recorded to add
the property address to the Real Estate Sales
Validation Form.

20211119000558580
11/19/2021 12:04:31 PM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL, 35051

File No.: S-21-27666

Send Tax Notice To: Tucker Dunnaway

AL
145 Panama Pt
Shelby, AL 35143

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eighty Seven Thousand Dollars and No Cents (\$87,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ira Douglas Murphree, a Married man, Judith Murphree Ward, a Married woman and Susan Murphree Graham, a Married woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Tucker W. Dunnaway, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or their spouses, if any. \$69,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of November, 2021.

Ira Douglas Murphree Judith Murphree Ward
Ira Douglas Murphree Judith Murphree Ward

Susan Murphree Graham
Susan Murphree Graham

State of Alabama

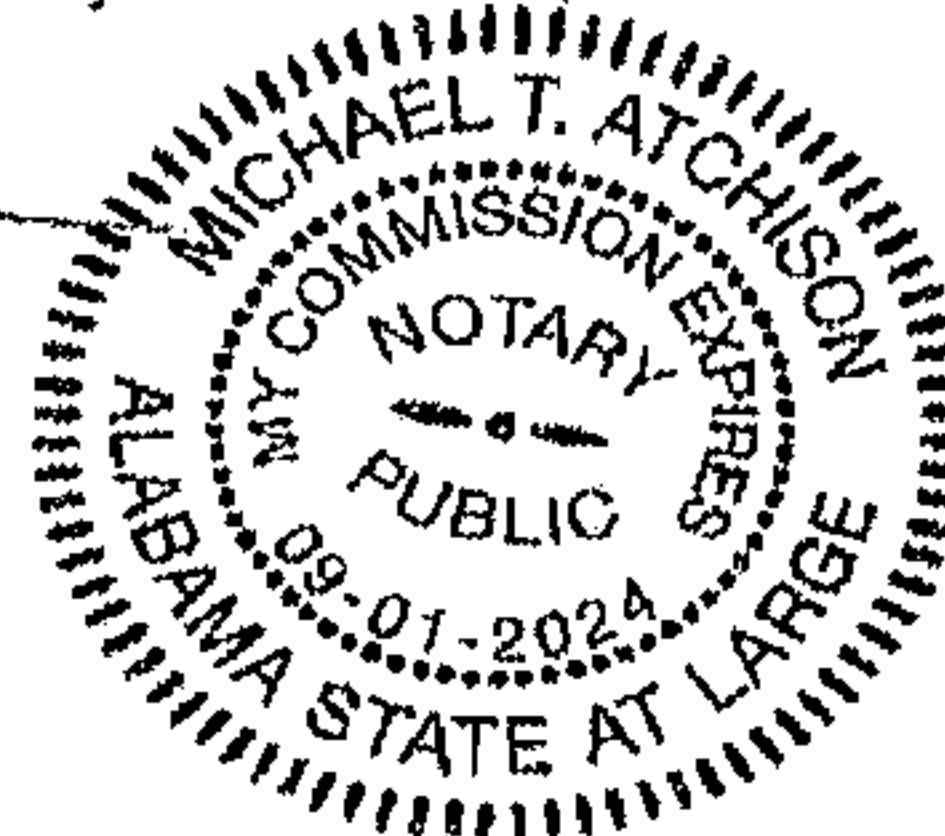
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ira Douglas Murphree, Judith Murphree Ward, and Susan Murphree Graham, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2021.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 01, 2024



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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a ½" square iron in place accepted as the Northwest corner of the Northeast ¼ of the Northeast ¼ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed South 03°13'08" West along the West boundary of said ¼ - ¼ section for a distance of 219.74 feet to a point on the Southerly right-of-way of North Horton Road, said point being the point of beginning. From this beginning point continue South 03°13'08" West along the West boundary of said ¼ - ¼ section for a distance of 811.52 feet to a 2" pipe in place, said point being located on the Westerly right-of-way of State Highway #145; thence proceed North 25°46'41" East along the Westerly right-of-way of said highway for a distance of 538.70 feet to its point of intersection with the Southerly right-of-way of North Horton Road; thence proceed North 62°11'05" West along the Southerly right-of-way of said road for a distance of 226.96 feet to the point of beginning.

The above-described land is located in the Northeast ¼ of the Northeast ¼ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama.

Also,

Lot 4, according to the map of Jackson Oaks Subdivision as recorded in Map Book 28 at Page 14 and Amended in Map Book 28, Page 70, in the Office of the Judge of Probate, Shelby County, Alabama.

