

This instrument was prepared by:
Jonathan A. Spann
Morrison & Spann, LLC
Post Office Box 278
Columbiana, Alabama 35051

Please send tax notice to:
Edward Murphree
4427 Highway 61
Columbiana, Alabama 35051

QUITCLAIM DEED


20160622000216800 1/2 \$176.00
Shelby Cnty Judge of Probate, AL
06/22/2016 03:36:42 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the undersigned, Jamie Murphree, an unmarried woman, (hereinafter called “Grantor”) hereby remises, releases, quit claims, grants, sells, and conveys to, Edward Murphree, an unmarried man, (hereinafter called “Grantee”) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW ¼ of NW ¼, and the North ½ of the SW ¼ of NW ¼, all being situated in Section 28, Township 21 South, Range 1 East, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, his heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 13th day of May, 2016.

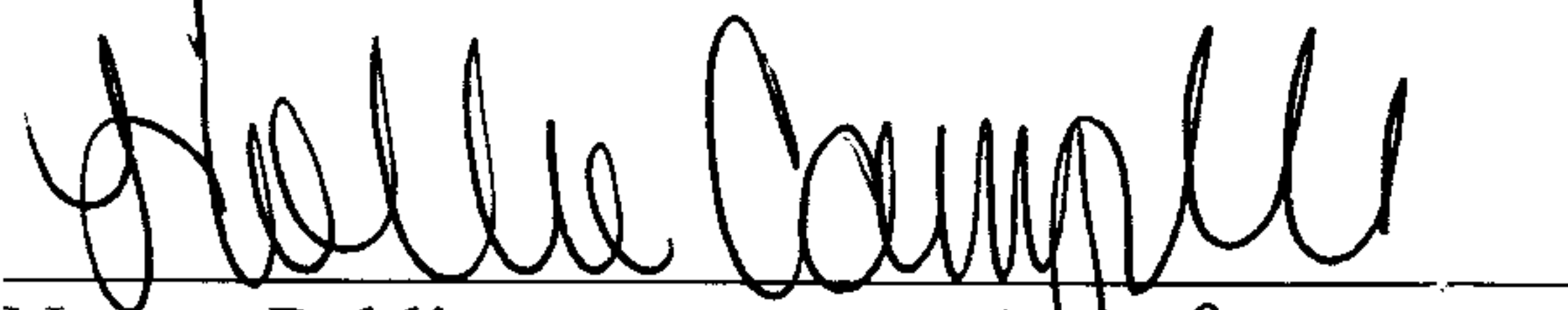
Shelby County, AL 06/22/2016
State of Alabama
Deed Tax: \$159.00


JAMIE MURPHREE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that Jamie Murphree, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of May, 2016.


Notary Public
My Commission Expires: 4.30.18

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jaime Murphree
Mailing Address unknown

Grantee's Name Edward Murphree
Mailing Address 4427 Hwy 61
Columbiana, AL 35051

Property Address Address not
Assigned

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value ~~\$320,830~~ 317,547.00
1/2 interest \$158,773.50

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


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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 _____
☒ Unattested Karen Nelson
(verified by)

Print Hollie Campbell
Sign Hollie Campbell
(Grantor/Grantee/Owner/Agent) circle one