



TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 3<sup>rd</sup> day of Oct., 2012.

WITNESSES:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

Thomas L. Murphy  
THOMAS L MURPHY

Patricia Stillwell Murphy  
PATRICIA STILLWELL MURPHY

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS L MURPHY and PATRICIA STILLWELL MURPHY, whose name is 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 3<sup>rd</sup> day of Oct., 2012.

Betty J. Austin  
NOTARY PUBLIC  
My Commission Expires: 7-25-2015

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

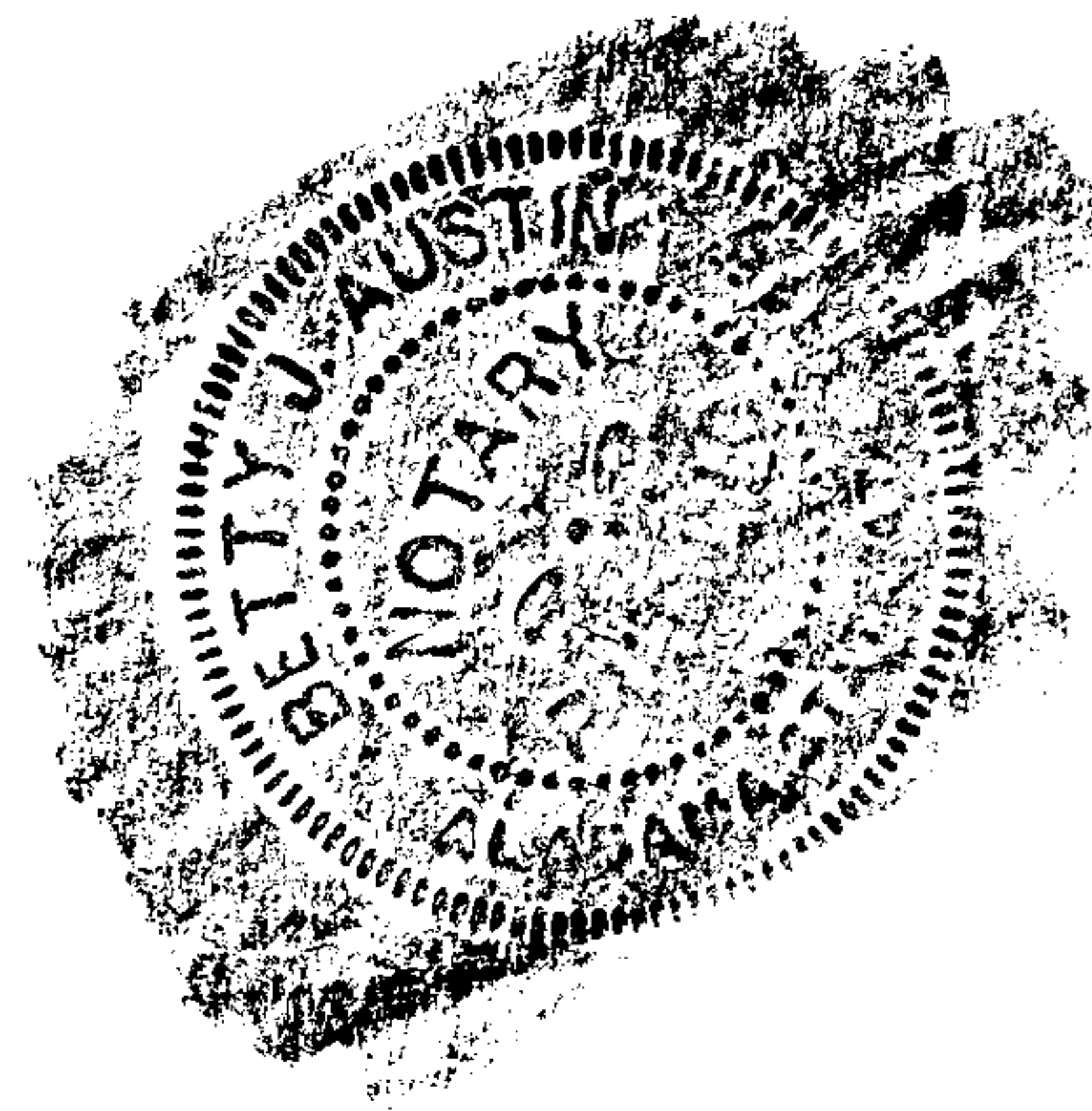
**This Document Prepared By:**

Curphey & Badger  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546



20121221000489510 2/4 \$69.50  
Shelby Cnty Judge of Probate, AL  
12/21/2012 03:48:58 PM FILED/CERT

Shelby County, AL 12/21/2012  
State of Alabama  
Deed Tax: \$48.50





**EXHIBIT "A"**

REAL PROPERTY IN THE CITY OF STERRETT, COUNTY OF SHELBY, STATE OF ALABAMA,  
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY  
COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 55 MINUTES 47 SECONDS  
WEST ALONG THE SOUTH LINE OF SAID QUARTER- QUARTER SECTION A DISTANCE OF  
280.54' TO A FOUND REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY  
BEING DESCRIBED; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 22 SECONDS WEST A  
DISTANCE OF 326.35' TO A FOUND REBAR CORNER; THENCE RUN NORTH 01 DEGREE 18  
MINUTES 44 SECONDS WEST A DISTANCE OF 935.10' TO A FOUND REBAR CORNER;  
THENCE RUN NORTH 88 DEGREES 41 MINUTES 16 SECONDS EAST A DISTANCE OF 142.00'  
TO A FOUND REBAR CORNER; THENCE RUN NORTH 02 DEGREES 02 MINUTES 02 SECONDS  
WEST A DISTANCE OF 447.30' TO A FOUND REBAR CORNER ON THE SOUTHERLY MARGIN  
OF "OLD U. S. HIGHWAY NO. 280 IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE  
OF 5 DEGREES 13 MINUTES 19 SECONDS AND A RADIUS OF 2,130.06'; THENCE RUN  
EASTERLY ALONG THE ARC OF SAID HIGHWAY CURVE AN ARC DISTANCE OF 194.13' TO  
A FOUND REBAR CORNER, THENCE RUN SOUTH 01 DEGREE 09 MINUTES 55 SECONDS  
EAST A DISTANCE OF 1,403.90' TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO THOMAS L. MURPHY FROM  
GEORGE DAVID BYERLY, A MARRIED INDIVIDUAL, BY DEED DATED DECEMBER 01, 2004  
AND RECORDED DECEMBER 02, 2004 IN INSTRUMENT NO. 20041202000660270 OF OFFICIAL  
RECORDS.

Commonly known as: 5841 Old Highway 280, Sterett, AL 35147

APN #: 08-9-29-0-001-010-001

*WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING*

**MURPHY**  
**45911309**  
**FIRST AMERICAN ELS**  
**QUIT CLAIM DEED**

**AL**



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# 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 L. MURPHY  
Mailing Address 5841 OLD HIGHWAY 280  
STERETT, AL 35147

Grantee's Name THOMAS L. MURPHY  
Mailing Address PATRICIA STILLWELL MURPHY  
5841 OLD HIGHWAY 280  
STERETT, AL 35147

Property Address 5841 OLD HIGHWAY 280  
STERETT AL, 35147

Date of Sale OCTOBER 3, 2012  
Total Purchase Price \$ 0  
or  
Actual Value \$ 0

or  
Assessor's Market Value \$ 96,400.00  
1/2 The Value \$48,200.00

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 ADD SPOUSE TO TITLE

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.

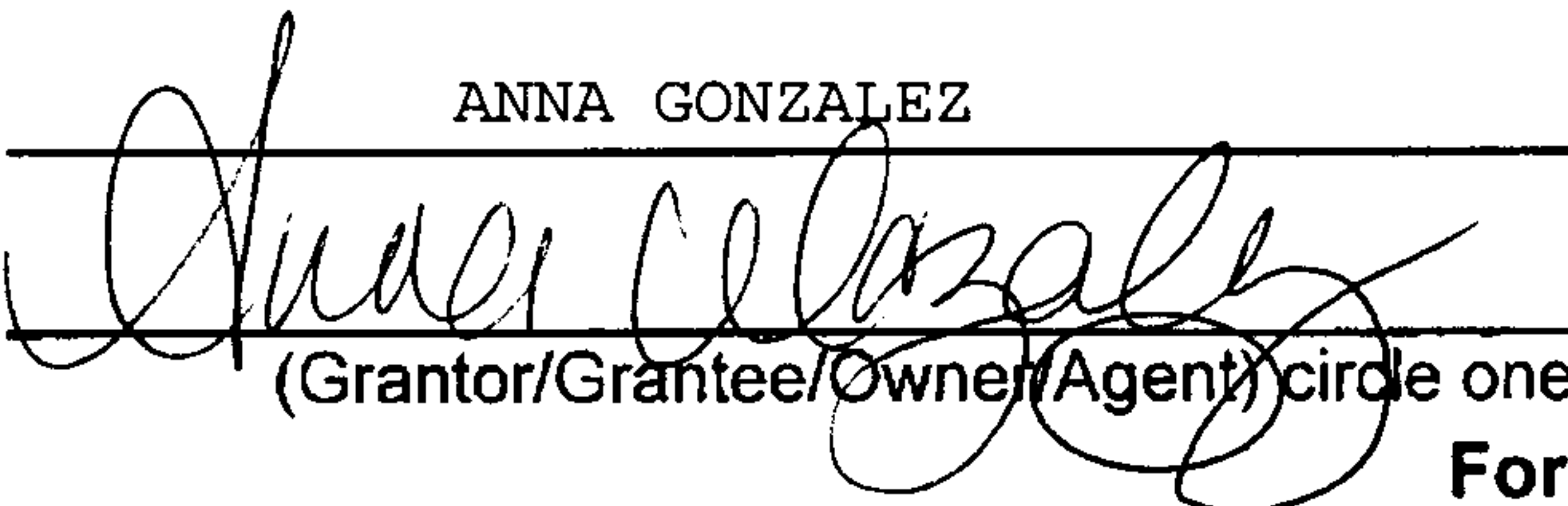
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 OCTOBER 3, 2012

Print ANNA GONZALEZ

Sign

  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1