

SEND TAX NOTICE TO:

Mary Ellen Murphy  
William Dennis Murphy

This Instrument Prepared by  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209  
(205) 933-2756

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That for valuable consideration, the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Mary Ellen Murphy and husband William Dennis Murphy** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary Ellen Murphy and William Dennis Murphy** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to wit:

SEE ATTACHED EXHIBIT A

Mary Ellen Murphy is one and the same person as Mary Ellen Adams Murphy and Mary A. Murphy  
William Dennis Murphy is one and the same person as Dennis Murphy.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21<sup>st</sup> day of DECEMBER, 20012.

*Mary Ellen Murphy*  
Mary Ellen Murphy

*William Dennis Murphy*  
William Dennis Murphy


STATE OF Alabama

Tetterson County ss:

I, the undersigned a Notary Public in and for said county in said state, hereby certify that **Mary Ellen Murphy and William Dennis Murphy** 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 this conveyance, they executed the same voluntarily

WITNESS my hand and official seal in the county and state aforesaid this the 24<sup>th</sup> day of Dec., 2012

My Commission Expires: 10/31/2016

  
\_\_\_\_\_  
Notary Public

(S E A L)

EXHIBIT A

All of the property covered by Parcel Tax I.D.# 053070001001002 and partially described as follows:

COM @NW COR OF NE 1/4 OF NW 1/4 E 308.79 S200 POB E415 S414.28 SW470.14 N510 NW170 NELY140 SWLY100 S40 POB ACRES 5.40 situated in Shelby County, Alabama.

All of the property covered by Parcel Tax I.D.#053070001001001 and partially described as follows:

THAT PART N1/2 N1/2 OF SEC 7 LYING NORTH OF CO RD #43; EXCEPT; COM NW COR NE1/4 NW14 E308.79 S165 TO POB; NW100 SW140 SE170 S500(S) NE470.14 N414 W415 N35 TO POB. ACRES 55.00 situated in Shelby County, Alabama.

All of the property covered by Parcel Tax I.D.# 053060001007000 and partially described as follows:

SW1/4 SW1/4 & SE1/4 SW1/4 OF S16 T18S R2E LESS BEG AT SE COR OF SD 1/4 1/4 N385 SW250 TO POB CONT SW210 SE210 NW 210 TO POB ACRES 81.00 situated in Shelby County, Alabama.

All of the property covered by Parcel Tax I.D.# 053060000004000 and partially described as follows:

NW 1/4 OF SW 1/4 S6 T18S R2E; ACRES 41.00 situated in Shelby County, Alabama.

All of the property covered by Parcel Tax I.D. #041120001001000 and partially described as follows:

NE1/4 OF NE1/4 S12 T18S R1E; ACRES 40.00 situated in Shelby County, Alabama.

All of the property covered by Parcel Tax I.D.# 041010001001000 and partially described as follows:

SE 1/4 OF SE1/4 S1 T18S R1E; ACRES 40.00 situated in Shelby County, Alabama.

All of the property covered by Parcel Tax I.D.#041010000007000 and partially described as follows:

NE 1/4 OF SE 1/4 SEC1 T18S R1E; ACRES 41.00 situated in Shelby County, Alabama.



20130327000127130 3/4 \$509.00  
Shelby Cnty Judge of Probate, AL  
03/27/2013 11:22:10 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name MARY ELLEN MURPHY  
Mailing Address 14491 HWY 43  
VANDIVER AL. 35176

Grantee's Name MARY ELLEN MURPHY & WILLIAM DENNIS MURPHY  
Mailing Address 14491 HWY 43  
VANDIVER, AL. 35176

Property Address SAME

Date of Sale DEC 21, 2012  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 975,230

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 1/2 VALUE 487,615.00


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:

  
20130327000127130 4/4 \$509.00  
Shelby Cnty Judge of Probate, AL  
03/27/2013 11:22:10 AM FILED/CERT

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 DEC. 21, 2012

Print MARY ELLEN MURPHY

Unattested

(verified by)

Sign

Mary Ellen Murphy  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1