

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. David H. Lollar, Jr.
100 Wood Cove
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20130429000174090 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
04/29/2013 02:26:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOURTEEN THOUSAND FIVE HUNDRED THIRTY EIGHT AND 50/100 DOLLARS**-----
(\$14,538.50) to the undersigned grantor, **NORA SUE MURPHREE, an unmarried woman,**
(herein referred to as grantor, whether one or more) does grant, bargain, sell and convey
unto, **DAVID H. LOLLAR, JR and JEAN R. LOLLAR, (herein referred to as grantee,**
whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 4, according to the Survey of Beeswax Estates, as recorded in Map Book 10, Page 29, in the Probate Office of Shelby County, said Beeswax Estates, being a Resurvey of Lot 6, Weaver's Survey as recorded in Map Book 9, page 153, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to 2013 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

The Grantor herein reserves a life estate in and to said property, for and during her lifetime.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

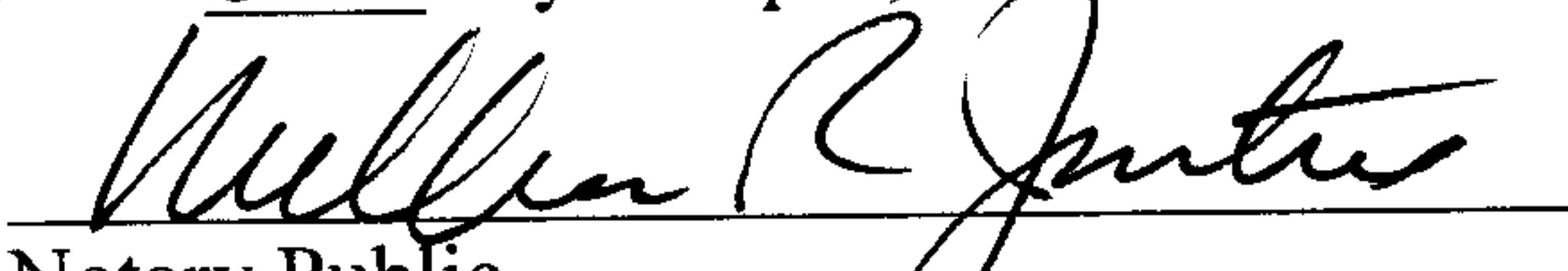
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of April, 2013.

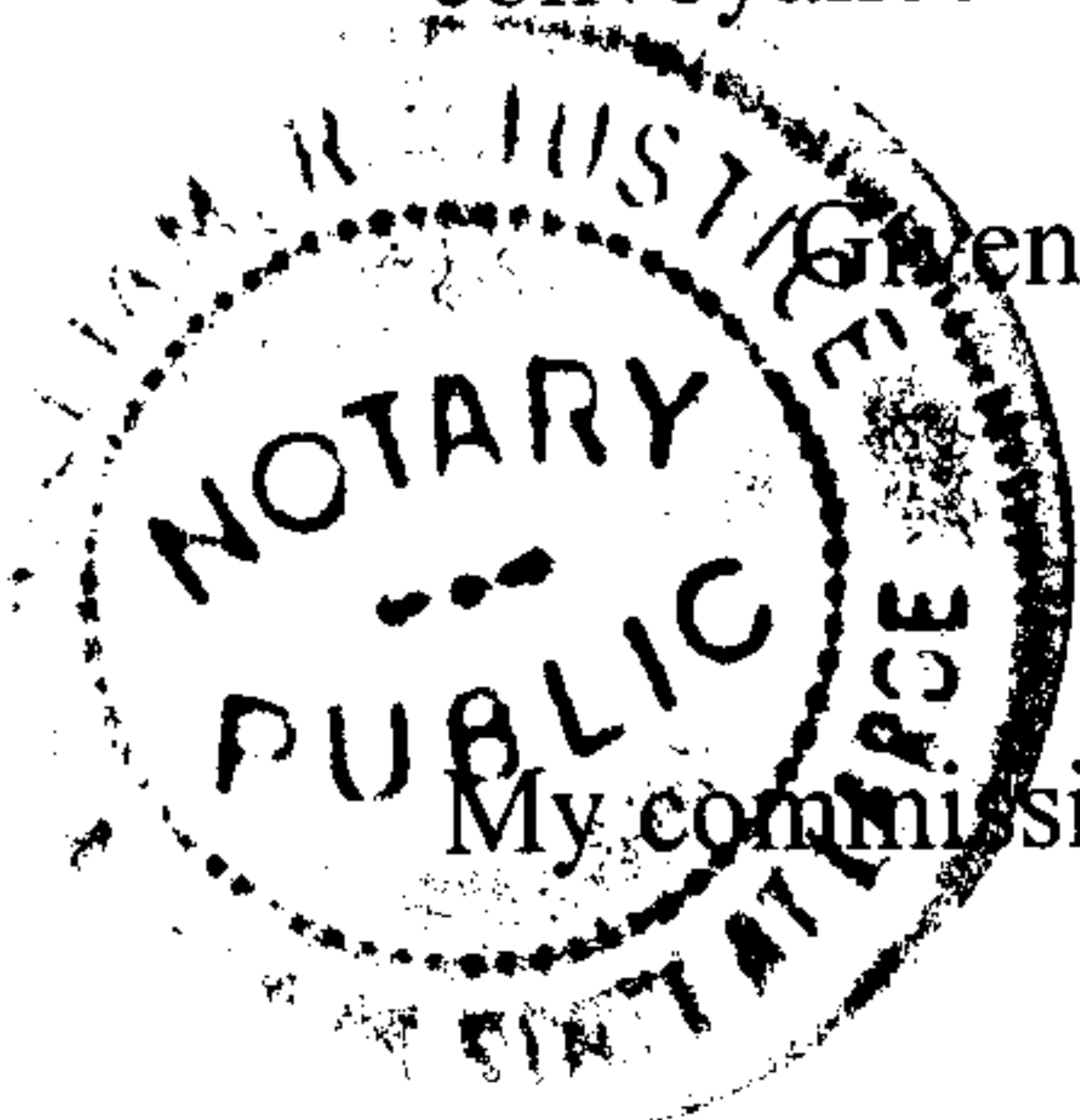

Nora Sue Murphree

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Nora Sue Murphree, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2013.


Notary Public



My commission expires: 9/12/15

Shelby County, AL 04/29/2013
State of Alabama
Deed Tax: \$15.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Nora Sue Murphree
Mailing Address 30 SuSu Lane
Wilsonville, AL 35186

Grantee's Name: David H. & Jean R. Lollar, Jr.
Mailing Address: 100 Wood Cove
Wilsonville, AL 35186

Property Address: 330 SuSu Lane
Wilsonville, AL 35186

Date of Sale 4-25-13

Total Purchase Price \$ 14,538.50

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 – Tax Assessor Records

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 4-25-13

Sign Nora Sue Murphree
(Grantor/Grantee/Owner/Agent) circle one

Print Nora Sue Murphree

☐ Unattested

(Verified by)

