

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
William J. Murray
3060 Brookhill Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Ginger B. Talbert and James L. Talbert as Trustees of the Ginger B. Talbert Revocable Trust dated May 4, 1999

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

William J. Murray and Judith Murray

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 56, according to the Survey of Meadow Brook 17th Sector, as recorded in Map Book 9, Page 158A & 158B, in the Probate Office of Shelby County, Alabama

\$320,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2014 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this **27th day of December, 2013.**

Ginger B. Talbert Revocable Trust

BY: Ginger B. Talbert, Trustee (Seal)
Ginger B. Talbert
ITS: Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

BY: James L. Talbert (Seal)
James L. Talbert
ITS: Trustee

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Ginger B. Talbert and James L. Talbert as Trustees of the **Ginger B. Talbert as Trustee of Ginger B. Talbert Revocable Trust** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Trustees**, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **27th day of December, 2013.**

20140109000008670 1/2 \$98.00
Shelby Cnty Judge of Probate: AL
01/09/2014 11:00:02 AM FILED/CERT

David P. Condon
Notary Public: **David P. Condon**
My Commission Expires: **02/12/2014**

Shelby County, AL 01/09/2014
State of Alabama
Deed Tax: \$80.00

Real Estate Sales Validation Form

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

Grantor's Name Ginger B. Talbert
Mailing Address James L. Talbert

Grantee's Name William & Judith Murry
Mailing Address 360 Brookhill Dr.
Birmingham, AL 35242

Property Address 3060 Brookhill Dr.
Birmingham, AL
35242

Date of Sale 12-27-2013
Total Purchase Price \$ 400,000.00
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

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 1-7-14

Print Dawn Baggett for David P. Condon Jr.

Sign Dawn Baggett
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

20140109000008670 2/2 \$98.00
Shelby Cnty Judge of Probate, AL
01/09/2014 11:00:02 AM FILED/CERT