

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine tree Circle
Vestavia Hills, Alabama 35243

Send Tax Notice To:
Murphy Home Builders, LLC
135 Belcher Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty-Two Thousand Five Hundred and 00/100 (\$132,500.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I

Tammy Nabors, an unmarried woman

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Murphy Home Builders, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 3, according to the Map of Stagg Run, as recorded in Map Book 39, Pages 67-A and 67-B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

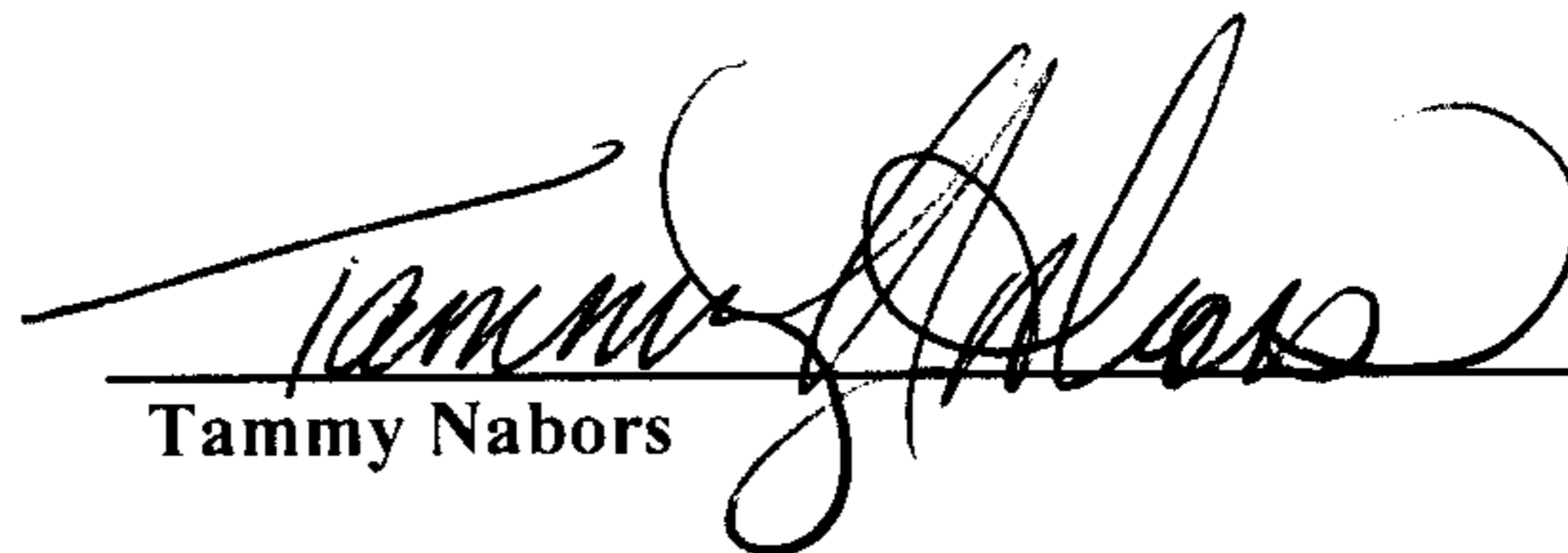
\$587,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE, it's successors and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, it's successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, it's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the **17th** day of **July, 2014**.




Tammy Nabors

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tammy Nabors** 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, the **17th** day of **July, 2014**

SEAL



Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 10, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20140808000249120 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/08/2014 03:10:08 PM FILED/CERT

14083

Real Estate Sales Validation Form

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

Grantor's Name Tammy Nabors

Grantee's Name Murphy Home Builders, LLC

Mailing Address 1171 Stagg Run Trl, #3 Indian Springs, AL 35124

Mailing Address 135 Belcher Drive Pelham, AL 35124

Property Address 1171 Stagg Run Trl, #3 Indian Springs, AL 35124

Date of Sale July 16, 2014

Total Purchase Price \$132,500.00

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 July 17, 2014

Print Jim O'HANLON

Unattested (verified by)

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



20140808000249120 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/08/2014 03:10:08 PM FILED/CERT

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