


SEND TAX NOTICE TO:

TAX VALUE: \$ \_\_\_\_\_

This Instrument Was Prepared By:

Jack R. Thompson, Jr.  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, Alabama 35209

  
20150217000049860 1/5 \$146.50  
Shelby Cnty Judge of Probate, AL  
02/17/2015 12:18:03 PM FILED/CERT

THE PREPARER OF THIS QUITCLAIM 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]\_\_\_\_\_

**STATUTORY  
WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Ten and 00/100s Dollar (\$10.00)** to 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 **James Michael Murphy** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to wit:

See Attached Exhibit A

Subject to ad valorem taxes for the year 2008, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to unto Grantee and her heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30<sup>th</sup> day of, AUGUST, 2010

Shelby County, AL 02/17/2015  
State of Alabama  
Deed Tax: \$120.50

Mary Ellen Murphy  
Mary Ellen Murphy

William Dennis Murphy  
William Dennis Murphy

STATE OF Alabama )  
Tefferson COUNTY )

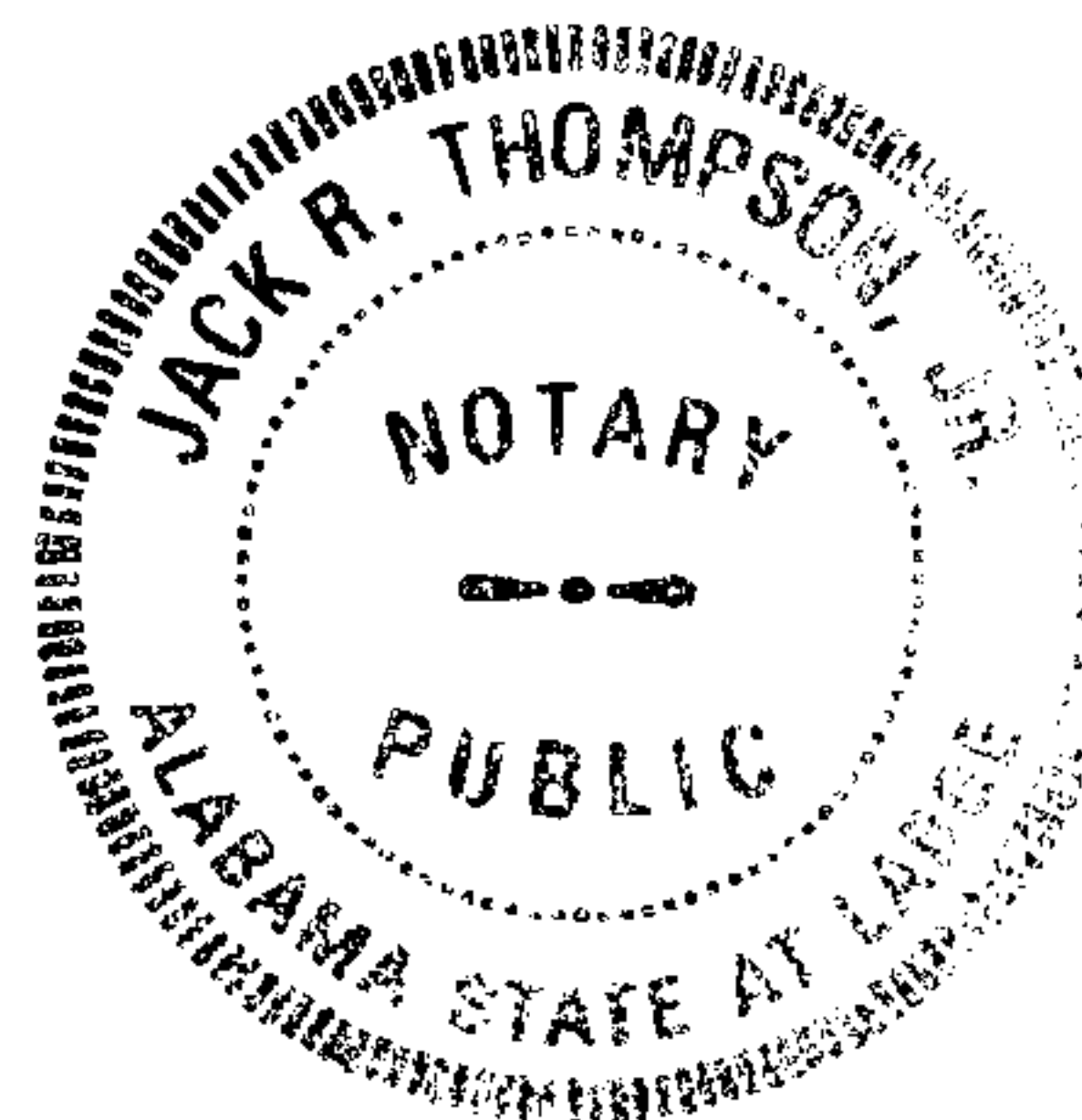
I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **MARY ELLEN MURPHY AND WILLIAM DENNIS MURPHY** whose names are signed signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, executed the same voluntarily.


WITNESS my hand and official seal in the county and state aforesaid this the 30<sup>th</sup> day of Aug, 2010

My Commission Expires: 10/31/2012


[Signature]  
Notary Public

(SEAL)



  
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## EXHIBIT A

  
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STATE OF ALABAMA  
SHELBY COUNTY

A parcel of land located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 6, Township 18 South, Range 2 East, and more particularly described as follows:

Commence at the SE Corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 6; thence North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, a distance of 50.00' to the POINT OF BEGINNING; thence continue North along said East line, a distance of 1267.14' to the NE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn 90°17'00" left and run West along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, a distance of 600.00'; thence turn 89°43'00" left and run South, a distance of 1267.14'; thence turn 90°17'00" left and run East, a distance of 600.00' to the POINT OF BEGINNING.

### LESS & EXCEPT:

Commence at the Southeast corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 6, Township 18 South, Range 2 East, thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 384.75 feet; thence turn an angle of 106 degrees 14 minutes 00 seconds to the left and run a distance of 250.31 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet to the point of beginning.

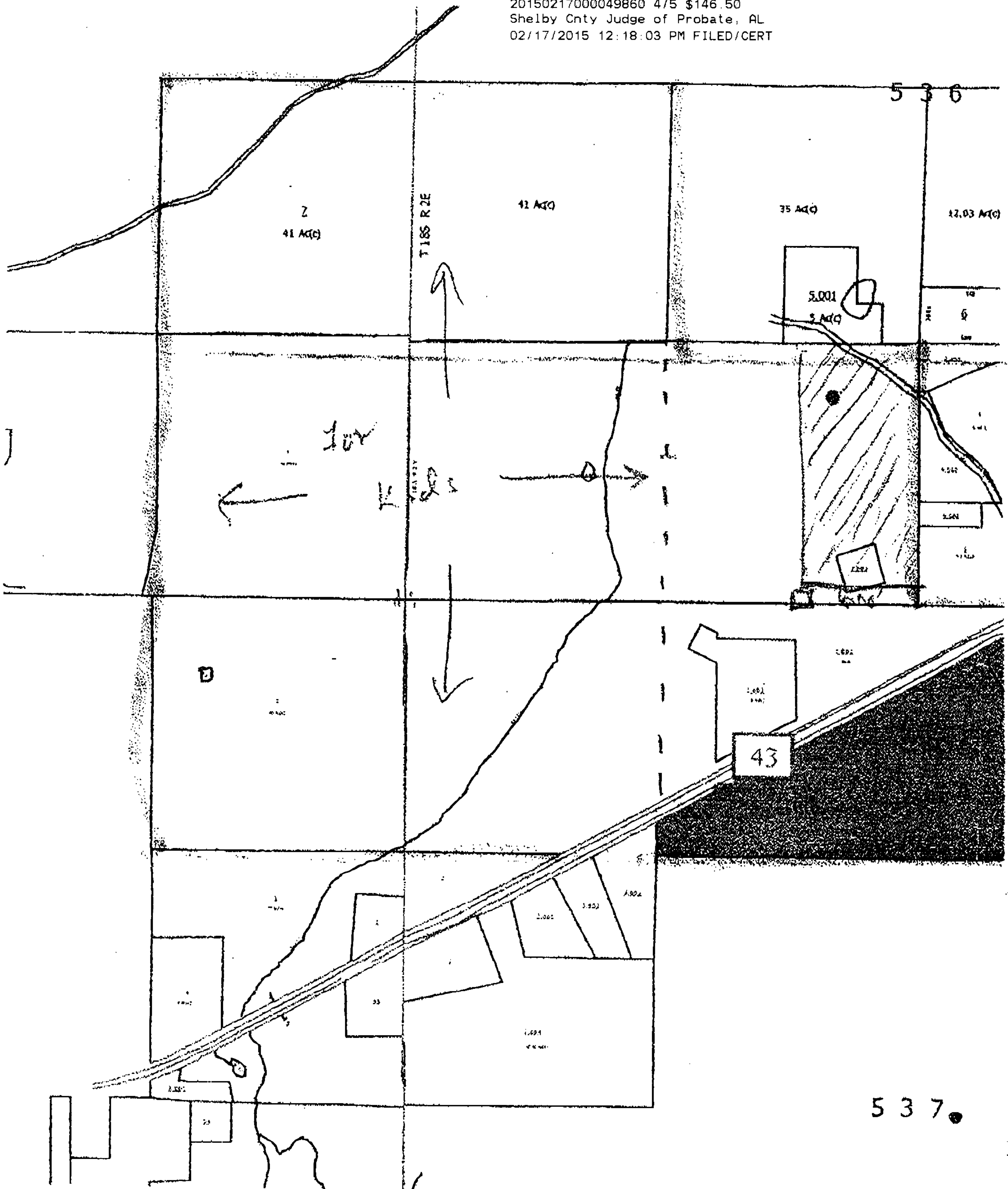
### SUBJECT TO:

An Easement for a drive described as : fifteen (15) feet either side of a centerline described as:  
Commence at the Southeast corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 6, Township 18 South, Range 2 East; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 384.75 feet; thence turn an angle of 106 degrees 14 minutes 00 seconds to the left and run a distance of 250.31 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 89.50 feet to the point of beginning of said centerline; thence turn an angle of 67 degrees 11 minutes 45 seconds to the right and run a distance of 273.41 feet; thence turn an angle of 37 degrees 38 minutes 43 seconds to the left and run a distance of 164.41 feet; thence turn an angle of 13 degrees 03 minutes 53 seconds to the left and run a distance of 380.00 to the point of ending.





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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 MARY ELLEN MURPHY  
Mailing Address William D. Murphy  
14491 Hwy - 43  
Vandiver, Ala 35776

Grantee's Name JAMES MICHAEL MURPHY  
Mailing Address 267 Hunters Lane  
Vandiver, Ala 35776

Property Address 267 Hunters Lane  
Vandiver, Ala 35776

Date of Sale Aug - 30 - 2010  
Total Purchase Price \$ 10.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 120,470

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 2-17-2015

Print JAMES MICHAEL MURPHY

Sign James Michael Murphy  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1