

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

Send tax notice to:

Mark & Kim Meadows

6142 Rushing Park Lane

B'ham, AL 35244

File No. BHM1500252-O

This instrument prepared by:

Stewart & Associates, P.C.


3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED


20150512000157240 1/3 \$148.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:46:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty Eight Thousand and 00/100 Dollars (\$128,000.00) in hand paid to the undersigned, **Murphy Home Builders, LLC, a limited liability company** (hereinafter referred to as "Grantor") by **Mark Meadows and Kim Meadows** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTOR.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/12/2015
State of Alabama
Deed Tax: \$128.00

IN WITNESS WHEREOF, Grantor, Murphy Home Builders, LLC, a Limited Liability Company, by Jamie Screws, its Office Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 7th day of May, 2015.

Murphy Home Builders, LLC,
A Limited Liability Company

By: Jamie Screws
Its: Office Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie Screws, whose name as Office Manager of Murphy Home Builders, LLC, a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

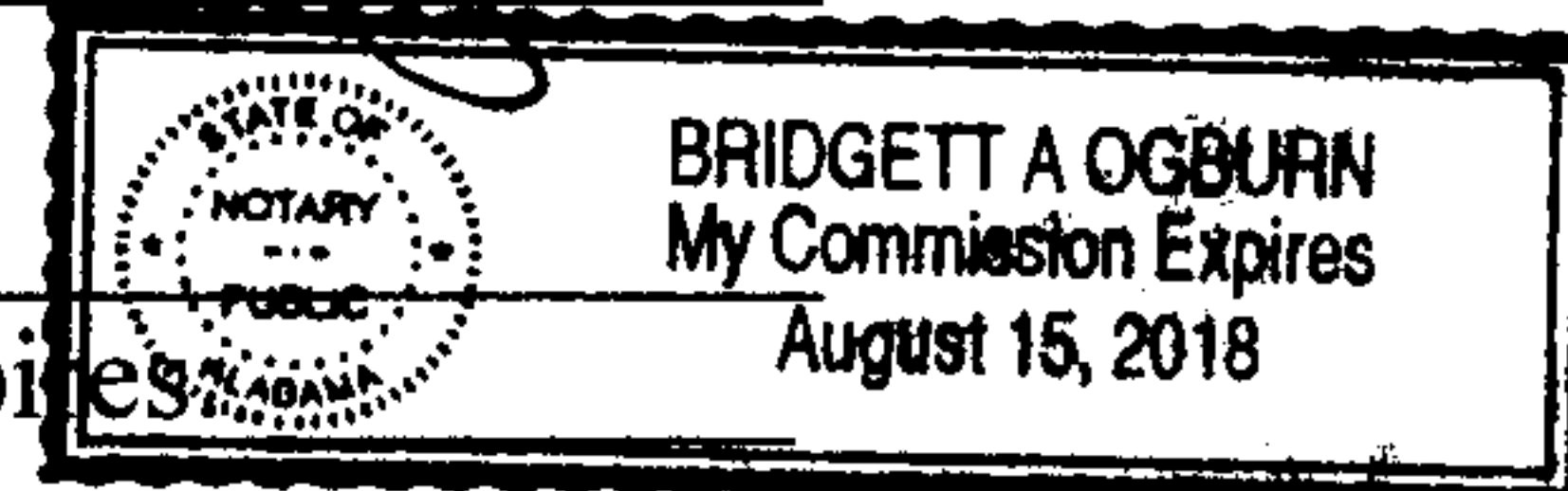
Given under my hand and official seal this the 7th day of May, 2015.

[NOTARIAL SEAL]

Bridgett A Ogburn
Notary Public

Print Name:

My Commission Expires




Real Estate Sales Validation Form

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

Grantor's Name: Murphy Home Builders LLC
Mailing Address: 135 Belcher Dr
Pelham, AL

Grantee's Name: Mark Meadows and Kim Meadows
Mailing Address: 6142 Rushing Parc Lane
Birmingham, AL 35244


20150512000157240 3/3 \$148.00
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Property Address: 1030 Stagg Run Trail
Indian Springs, AL 35124

County: Shelby

Date of Sale: 5/7/2015
Total Purchase Price: \$128,000.00

or
Actual Value: \$ n/a

or
Assessor's Market Value: \$ n/a

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).

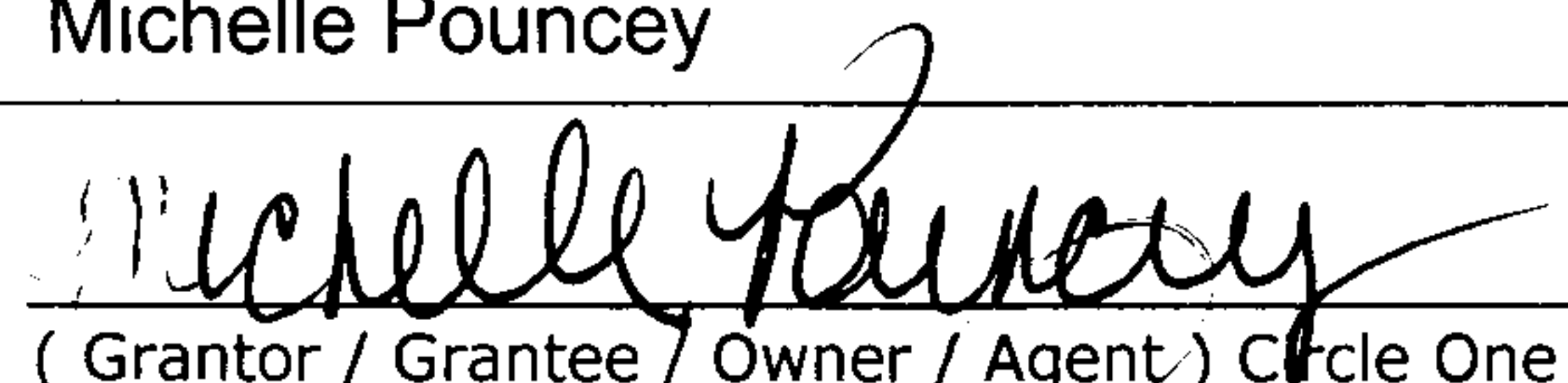
Date: 5/7/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign


(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1