


Send tax notice to:  
Larry Dale Brown and Jennifer Ann Brown  
1171 Stagg Run Trail  
Indian Springs, AL 35124  
File No. BHM1500332-O

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

  
20150707000227760 1/3 \$105.00  
Shelby Cnty Judge of Probate, AL  
07/07/2015 08:12:54 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eight Hundred Forty Nine Thousand and 00/100 Dollars (\$849,000.00) in hand paid to the undersigned, **Murphy Home Builders, LLC, a limited liability company** (hereinafter referred to as "Grantor") by **Larry Dale Brown and Jennifer Ann Brown, husband and wife** (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 3, 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.

\$764,100.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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.

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 26 day of June, 2015.

Murphy Home Builders, LLC,  
A Limited Liability Company

By: Jamie Screws  
Its: Office Manager

STATE OF ALABAMA )

COUNTY OF JEFFERSON )



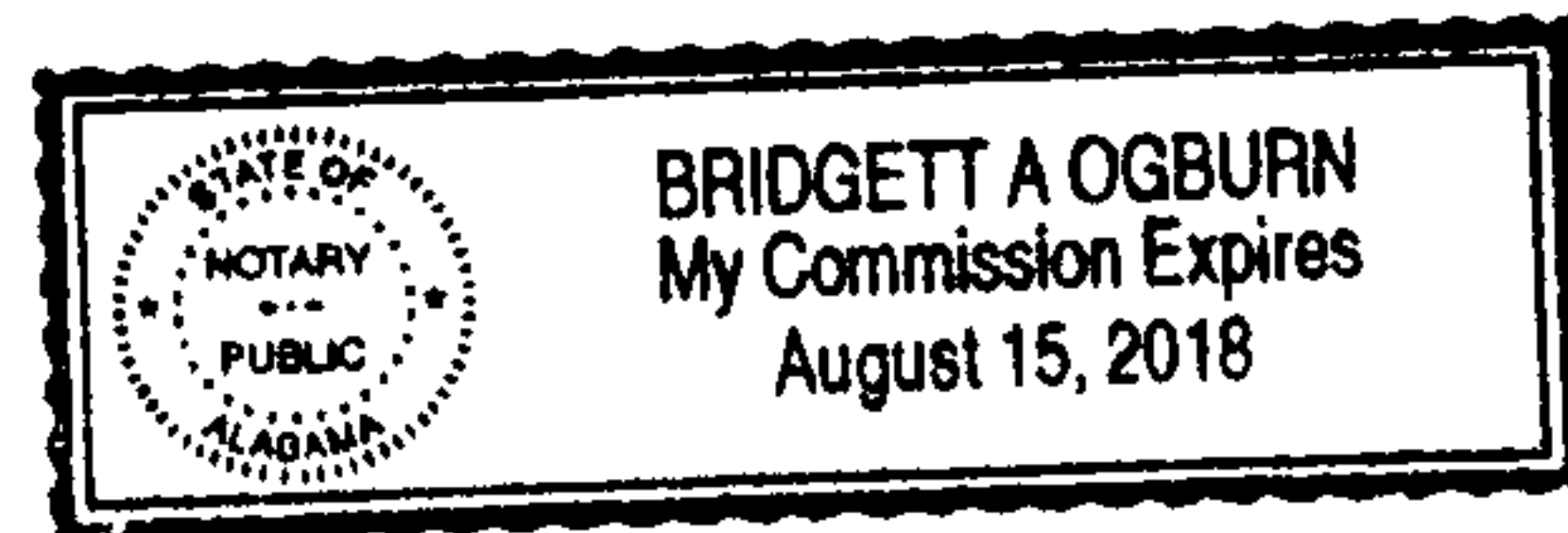
20150707000227760 2/3 \$105.00  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie Screws whose name as Office Manager of Murphy Home Builders, LLC, a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his 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 26<sup>th</sup> day of June, 2015.

[NOTARIAL SEAL]

Bridgett A Ogburn  
Notary Public  
Print Name: Bridgett A Ogburn  
My Commission Expires: 8-15-18





# 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

Grantee's Name: Larry Dale Brown and  
Jennifer Ann Brown

Mailing Address: 135 Belcher Dr  
Pelham, AL 35124

Mailing Address: 1171 Stagg Run Trail  
Indian Springs, AL 35124

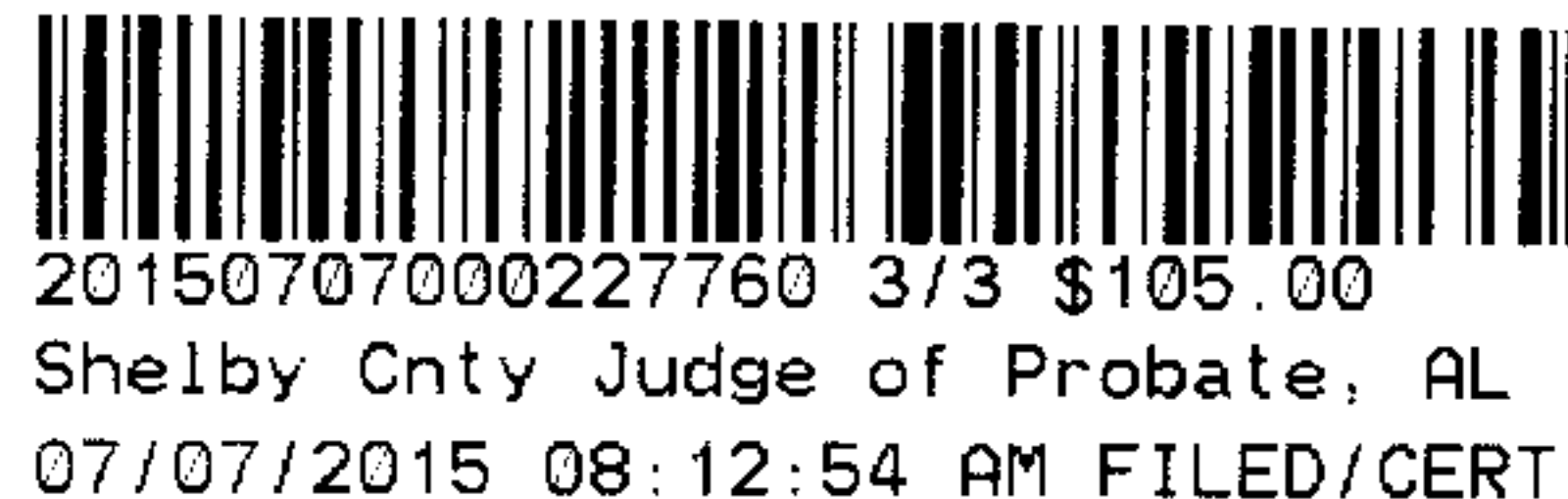
Date of Sale: 6/29/2015

Total Purchase Price: \$849,000.00  
or

Property Address: 1171 Stagg Run Trail  
Indian Springs, AL 35124

Actual Value: \$ n/a  
or

County: Shelby



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.

BHM1500332-0

## 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: 6/29/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

( Grantor / Grantee / Owner ( Agent ) ) Circle One

**Form RT-1**