

20160111000010700
01/11/2016 03:02:38 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
RODELAND PROPERTIES, LLC
109 Beaufort Circle
Madison, MS 39110

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN DOLLARS AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **MURPHY HOMEBUILDERS, LLC** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **RODELAND PROPERTIES, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

LOT 22-47, LOT 22-72, LOT 22-49, AND LOT 22-48, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 22ND SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36 PAGE 94A-C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY ALABAMA

TOGETHER WITH NONEXCLUSIVE EASEMENT TO SUE THE PRIVATE ROADWAYS, COMMON AREAS ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17543 AND FURTHER AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES A RESIDENTIAL SUBDIVISION 22ND SECTOR PHASE II, RECORDED IN INSTRUMENT NO 20060605000263860 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"). MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

- 1) TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS**
- 2) EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP**
- 3) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**

Said deed was prepared without the benefit of title insurance or examination. Legal description was provided by the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 31 day of December, 2015.

MURPHY HOMEBUILDERS, LLC

Michael K. Murphy
BY: Michael Kyle Murphy
ITS AUTHORIZED MEMBER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kyle Murphy AS AUTHORIZED MEMBER OF MURPHY HOMEBUILDERS, LLC whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of December, 2015.

Rachel Jensen
Notary Public

My Commission Expires:

9/18/14

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 Homebuilder
 Mailing Address 109 Beaufort Cir
Madison, MS 39112

Grantee's Name Rodeland Properties
 Mailing Address 109 Beaufort Cir
Madison, MS 39112

Property Address _____

Date of Sale December 31, 2015
 Total Purchase Price \$ 200,000.00
 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 12/31/15

Print Jena Stegwart

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded
 Official Public Records (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/11/2016 03:02:38 PM
 \$220.00 DEBBIE
 20160111000010700

[Signature]

Form RT-1

