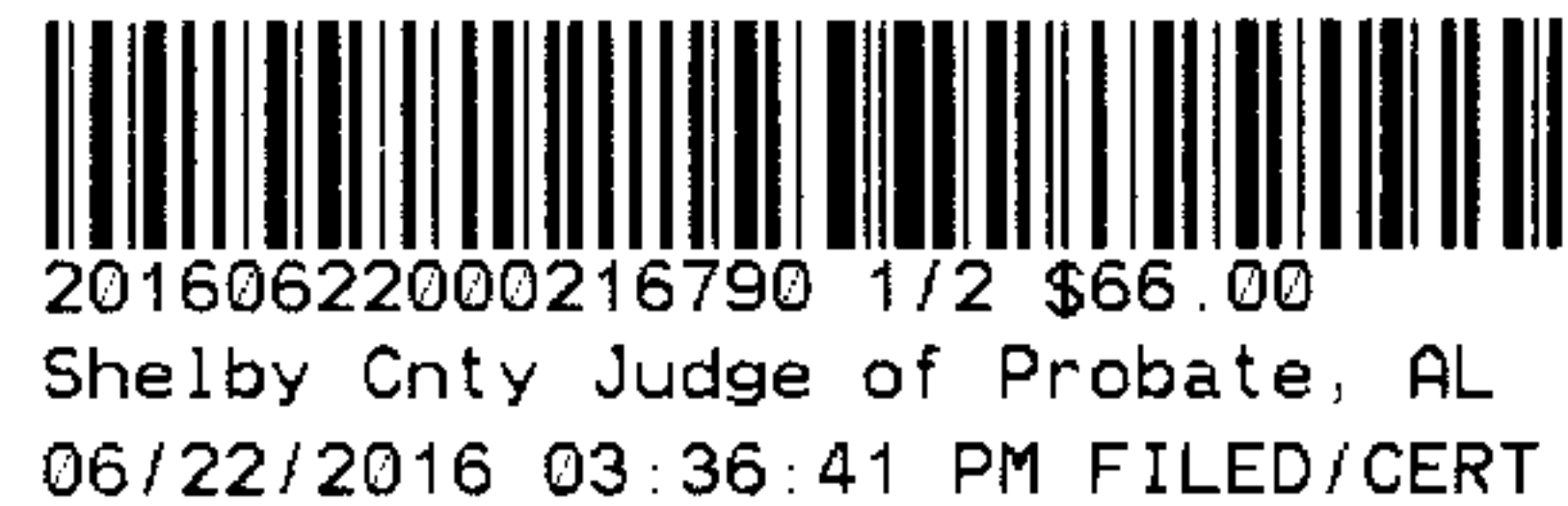


This instrument was prepared by:
Jonathan A. Spann
Morrison & Spann, LLC
Post Office Box 278
Columbiana, Alabama 35051

Please send tax notice to:
Edward Murphree
4427 Highway 61
Columbiana, Alabama 35051

QUITCLAIM DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the undersigned, Jamie Murphree, an unmarried woman, (hereinafter called “Grantor”) hereby remises, releases, quit claims, grants, sells, and conveys to, Edward Murphree, an unmarried man, (hereinafter called “Grantee”) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I:
Begin at the Northwest corner of the NE 1/4, Section 28, Township 21 South, Range 1 East; thence run southerly along the West boundary of said NE ¼ for 154.67 feet to a point, being a point on the Northwest right of way line of County Highway 61; thence turn a deflection angle of 149 degrees 52 minutes 22 seconds to the left and run along said right of way along a curve to the left, having a radius of 5689.58 feet and a central angle of 1 degree 46 minutes 17 seconds for an arc distance of 175.90 feet to a point, being a point of the North boundary of said Section 28; thence turn a deflection angle of 117 degrees 33 minutes 44 seconds to the left, from the tangent to the curve and run westerly along said section line for 85.93 feet to the point of beginning. Said parcel is lying in NW ¼ of the NE ¼, Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

Parcel II:
Lot 4, Bart’s Subdivision, recorded in Map Book 18, Page 133, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, his heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 13th day of May, 2016.

Shelby County, AL 06/22/2016
State of Alabama
Deed Tax: \$49.00

JAMIE MURPHREE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that Jamie Murphree, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of May, 2016.

Notary Public
My Commission Expires: 4.30.18

Real Estate Sales Validation Form

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

Grantor's Name Jaime Murphree
Mailing Address Unknown

Grantee's Name Edward Murphree
Mailing Address 4427 Hwy. 61
Columbiana, AL
38051

Property Address 455 Hwy 61
Columbiana AL 38051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 48,677.00



20160622000216790 2/2 \$66.00
Shelby Cnty Judge of Probate, AL
06/22/2016 03:36:41 PM FILED/CERT

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 _____

Print Hollie Campbell

Sign Hollie Campbell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one