

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

Please send tax notice to:
EOM Enterprises, Inc.
4427 Highway 61
Columbiana, Alabama 35051

WARRANTY DEED

20160627000220990 1/2 \$52.50
Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:32 AM FILED/CERT

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 receipt of which is hereby acknowledged, the undersigned, Edward Murphree, an unmarried man, (hereinafter called "Grantor") does grant, bargain, sell and convey to EOM Enterprises, Inc., a corporation, (hereinafter called "Grantee") its heirs and assigns forever, in fee simple, share and share alike, the following described real estate, situated in Shelby County, Alabama, to-wit:

A Parcel of land being part of Lot 1 of Bart's Subdivision, as recorded in Map Book 18, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW Corner of above said Lot 1 of Bart's Subdivision, said point being the POINT OF BEGINNING; thence S01°25'12"E, a distance of 271.64'; thence S75°00'39"E, a distance of 314.68' to a point on the Northwestern R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the right, having a radius of 3044.09, a central angle of 01°53'39", and subtended by a chord which bears N23°07'31"E, and a chord distance of 100.63'; thence along the arc of said curve and said R.O.W. line, a distance of 100.64'; thence N24°04'21"E and along said R.O.W. line, a distance of 17.46'; thence N55°37'30"W and leaving said R.O.W. line, a distance of 432.96' to the POINT OF BEGINNING.

According to survey of Rodney Y. Shiflett, RLS#21784, dated July 12, 2012.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, its heirs and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23rd day of June, 2016.

EDWARD MURPHREE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that Edward 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, he executes the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of June, 2016.

Holly Canyll
Notary Public
My Commission Expires: 4.30.18

Real Estate Sales Validation Form

EOM Interpretas

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

Grantor's Name Edward Murphy
Mailing Address 4427 Hwy 61
Columbiana, AL
35051

Grantee's Name Edward Murphy
Mailing Address 4427 Hwy 61
Columbiana, AL
35051

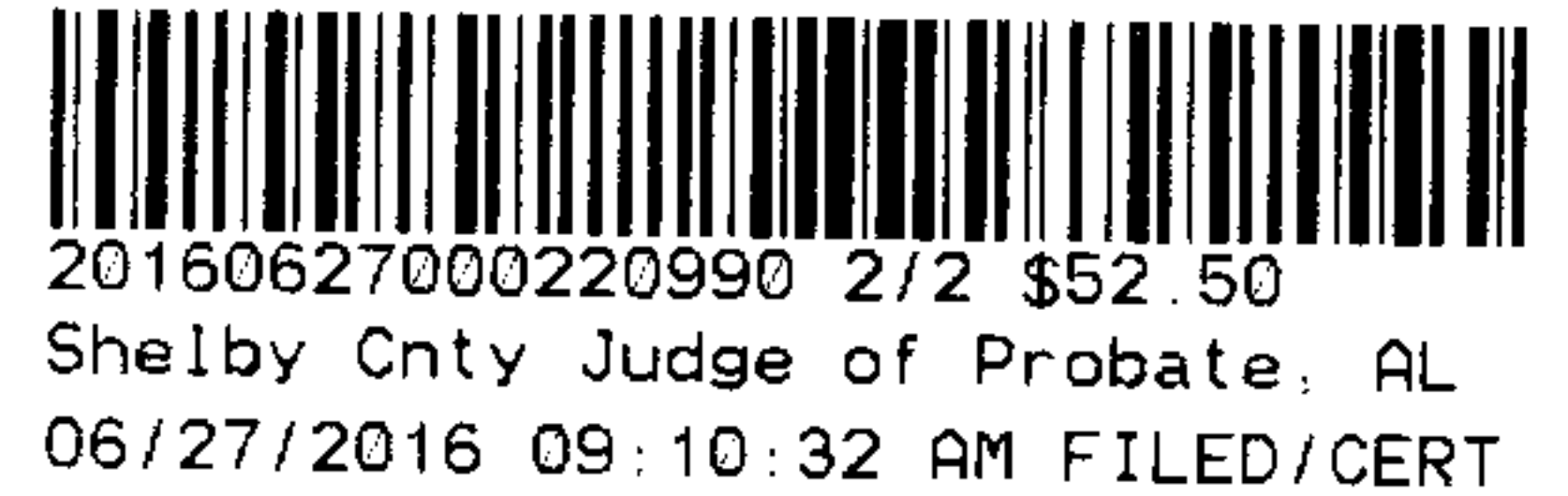
Property Address No address
assigned

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35,283.07

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 _____

Print Hollie Campbell

Sign Hollie Campbell

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one