

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Matthew Burke and Amy Burke  
309 Coales Branch Circle  
Pelham, AL 35124

**WARRANTY DEED**

20160728000264550  
07/28/2016 11:53:15 AM  
DEEDS 1/2

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Twelve Thousand And No/100 Dollars (\$112,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Sue Johnson Murphy, formerly known as Wanda Sue Armstrong, and Michael Keith Murphy, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew Burke and Amy Burke (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 40, according to the Map and Survey of Hidden Creek, II, Second Sector, recorded in Map Book 25, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.



One Hundred Six Thousand Four Hundred And No/100 Dollars (\$106,400.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Wanda Sue Armstrong is now known as Sue Johnson Murphy, pursuant to the Order of Change of Name in Shelby Case #PR-2006-000234.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

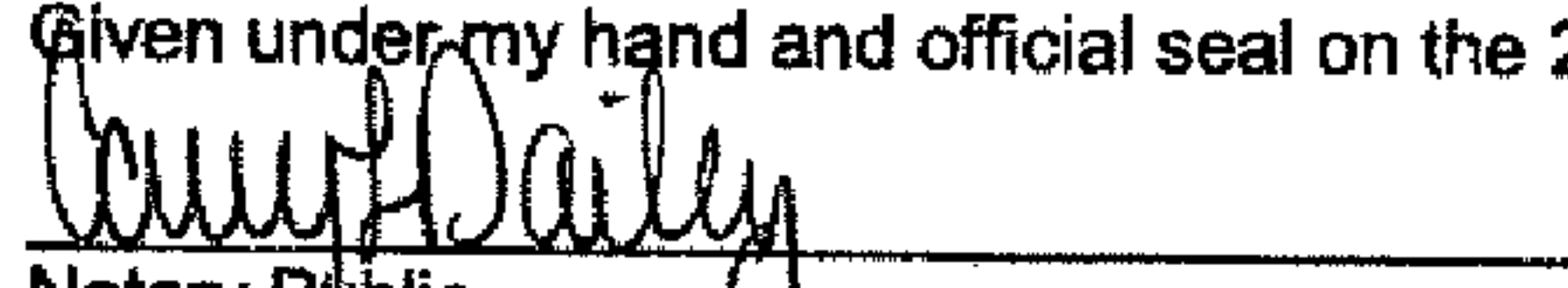
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 27, 2016.

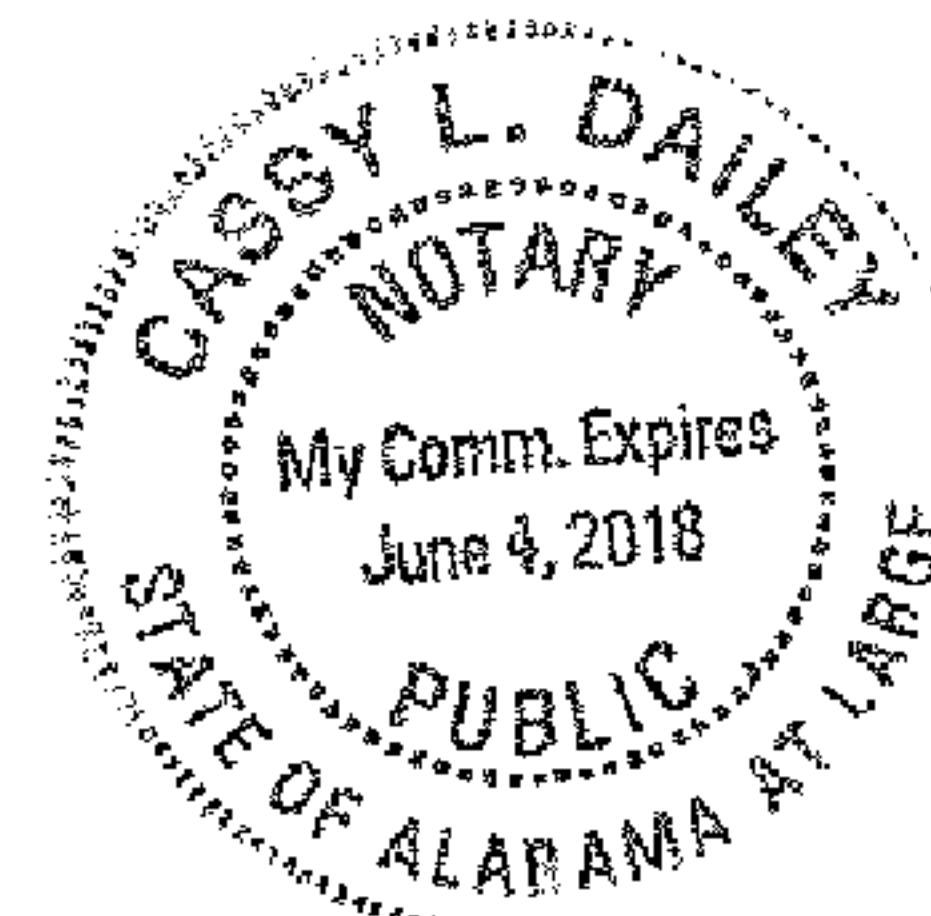
  
Sue Johnson Murphy  
  
Michael Keith Murphy

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue Johnson Murphy and Michael Keith Armstrong, whose name(s) 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 on the 27th day of July, 2016.

  
Notary Public  
My commission expires: 6/4/18



**20160728000264550 07/28/2016 11:53:15 AM DEEDS 2/2**

Grantor's Name	Sue Johnson Murphy and Michael Keith Murphy	Grantee's Name	Matthew Burke and Amy Burke
Mailing Address	309 Coales Branch Circle Pelham, AL 35124	Mailing Address	816 Eagle Ridge Dr Birmingham, AL 35242
Property Address	309 Coales Branch Circle Pelham, AL 35124	Date of Sale	July 27, 2016
		Total Purchase Price	\$112,000.00
		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 - Sue Johnson Murphy and Michael Keith Murphy, 309 Coales Branch Circle, Pelham, AL 35124.

Grantee's name and mailing address - Matthew Burke and Amy Burke, 816 Eagle Ridge Dr, Birmingham, AL 35242.

Property address - 309 Coales Branch Circle, Pelham, AL 35124

Date of Sale - July 27, 2016.

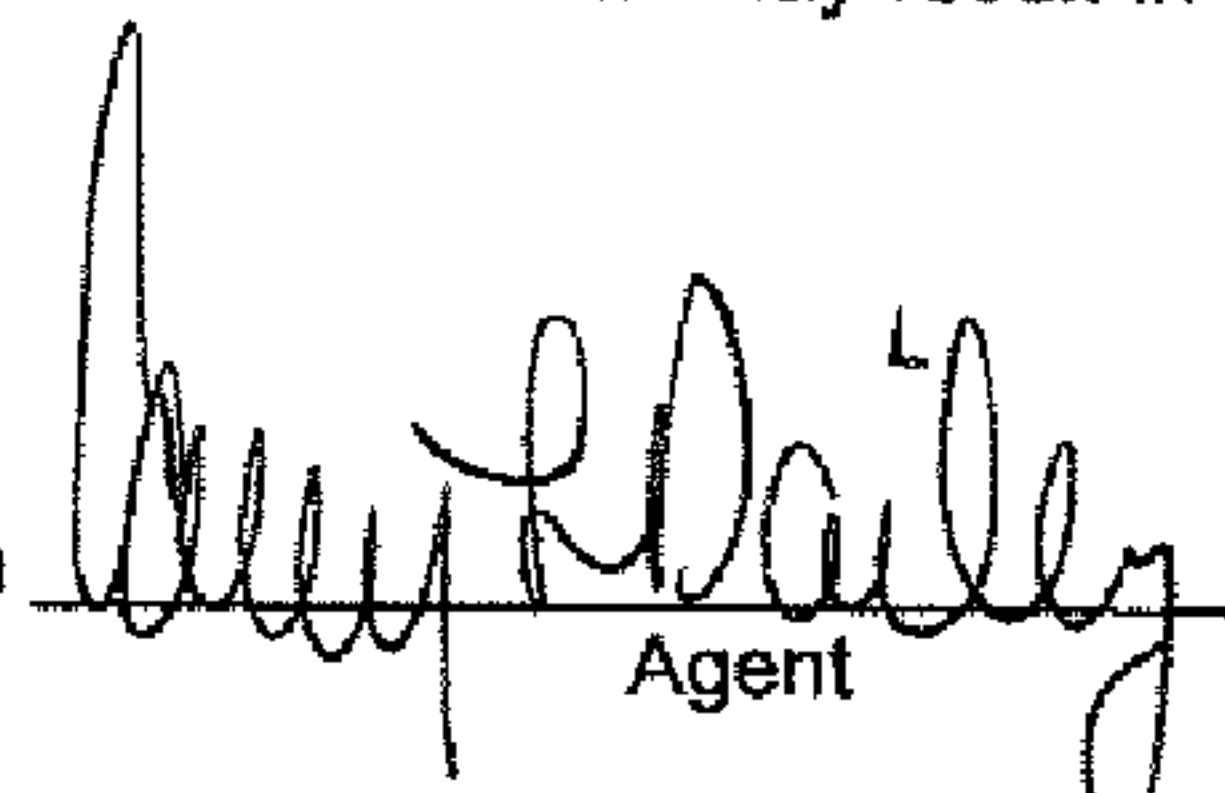
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: July 27, 2016

Sign  Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/28/2016 11:53:15 AM  
\$24.00 CHERRY  
20160728000264550

