

**This instrument was prepared by:**  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
Julie D. Johnston  
Kevin Wayne Summerall  
2217 Pup Run  
Helena, AL 35080-3724

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Fifty-Two Thousand and 00/100 (\$152,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Tracy Murphy** and husband, **Todd Murphy**, do hereby grant, bargain, sell and convey unto **Julie D. Johnston** and **Kevin Wayne Summerall**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block C, according to the Survey of Amended Map of Fox Haven First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 2017 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, are not insured herein; 4. Restrictions appearing of record in Misc. Volume 24, Page 87; 5. Easement recorded in Volume 139, Page 209.

\$151,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of October, 2016.

  
Tracy Murphy

  
Todd Murphy

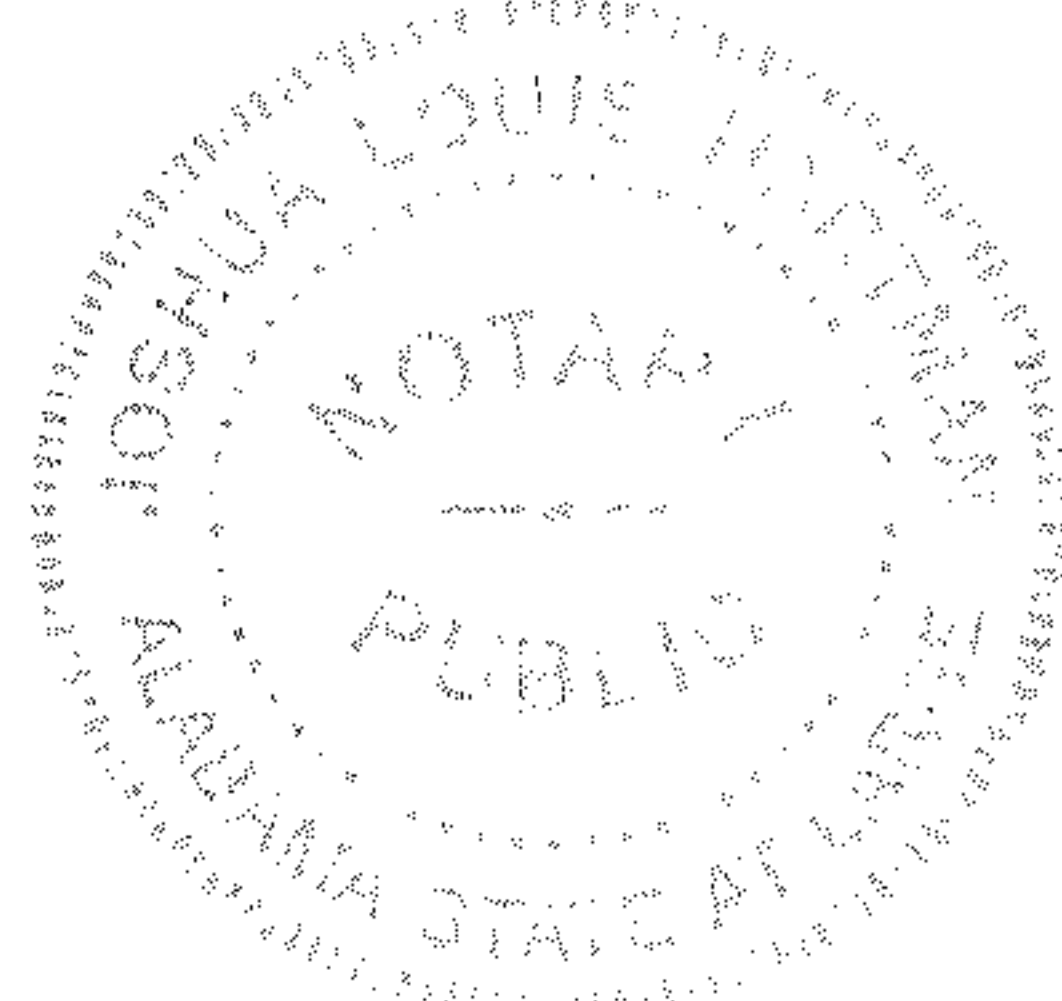
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tracy Murphy** and husband, **Todd Murphy**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2016.

My Commission Expires:  
03/19/2020



  
Notary Public

## Real Estate Sales Validation Form

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

Grantor's Name Tracy Murphy  
Todd Murphy

Mailing Address 2217 Pup Run  
Helena, AL 35080-3724

Grantee's Name Julie D. Johnston  
Kevin Wayne Summerall

Mailing Address 2217 Pup Run  
Helena, AL 35080-3724

Property Address 2217 Pup Run  
Helena, AL 35080-3724

Date of Sale October 28, 2016

Total Purchase Price \$152,000.00  
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 October 28, 2016

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2016 09:48:49 AM  
\$18.50 CHERRY  
20161102000401030

A handwritten signature in dark ink, appearing to read "Joshua L. Hartman".