



20170707000242080 1/3 \$166.00
Shelby Cnty Judge of Probate, AL
07/07/2017 11:43:08 AM FILED/CERT

Send tax notice to:
LaDonna Murphy
1013 Daventry Way
Calera, AL 35000
TXL1700200

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00) in hand paid to the undersigned, Dustin Anderson and Tabitha Anderson, husband and wife, (hereinafter referred to as "Grantor"), by LaDonna Murphy (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32, Shelby County, Alabama.

SUBJECT TO:
AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

\$142,373.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.



20170707000242080 2/3 \$166.00
Shelby Cnty Judge of Probate, AL
07/07/2017 11:43:08 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the day of
JUNE 27 2017


Dustin Anderson

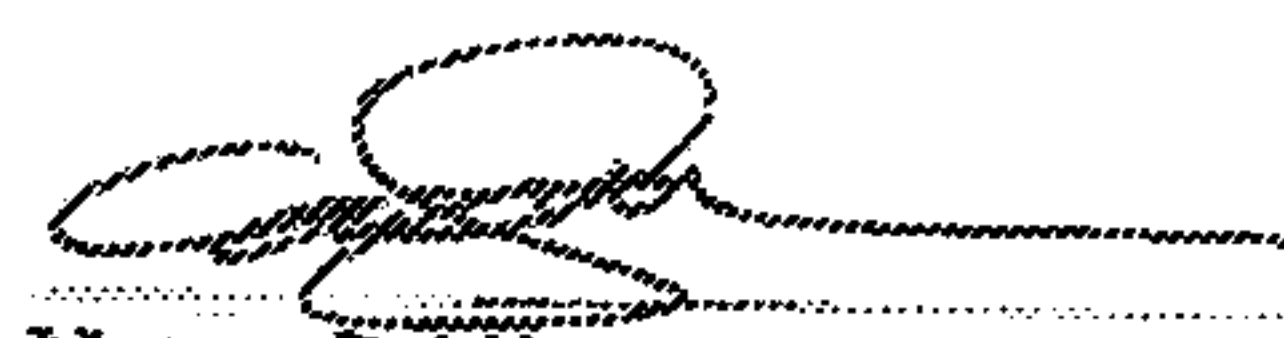

Tabitha Anderson

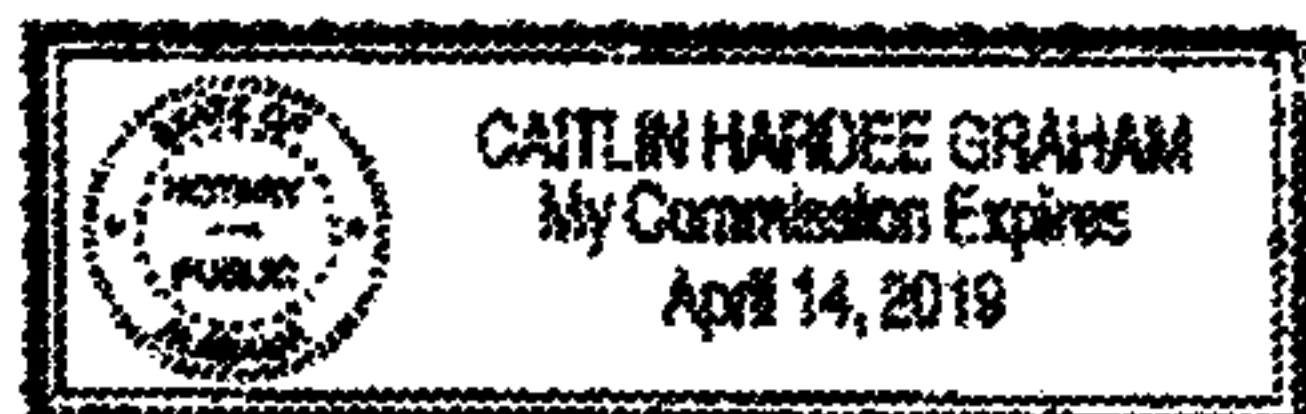
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dustin Anderson and Tabitha Anderson, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 27 day of JUNE 2017

(Notary Seal)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name	<u>Dustin and Tabitha Anderson</u>	Grantee's Name	<u>LaDonna Murphy</u>
Mailing Address	<u>1013 Daventry Way</u> <u>Calera, AL 35040</u>	Mailing Address	<u>1013 Daventry Way</u> <u>Calera, AL 35040</u>
Property Address	<u>1013 Daventry Way</u> <u>Calera, AL 35040</u>	Date of Sale	<u>6/27/2017</u>
		Total Purchase Price \$	<u>145,000.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

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)

<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 6/27/17 Print Nichole Eades
 _____ Sign [Signature]
 _____ (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170707000242080 3/3 \$166.00
 Shelby Cnty Judge of Probate, AL
 07/07/2017 11:43:08 AM FILED/CERT

Probate Judge,