

This Instrument was Prepared by:

Send Tax Notice To: John David Genry
Jessica T. Genry

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-17-24095

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Nineteen Thousand Eight Hundred Fifty Five Dollars and No Cents (\$419,855.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Murphy Home Builders, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **John David Genry and Jessica T. Genry**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

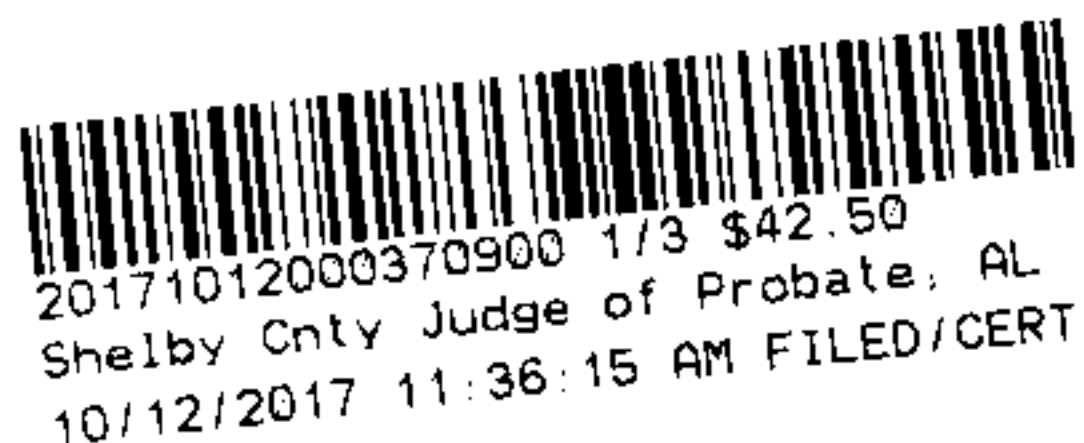
SEE EXHIBIT "A" ATTACHED HERETO

\$398,820.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of October, 2017.



MURPHY HOME BUILDERS, LLC

By Jamie Screws
Member

Shelby County, AL 10/12/2017
State of Alabama
Deed Tax: \$21.50

State of Alabama

County of Shelby

I, April Clark a Notary Public in and for said County in said State, hereby certify that Michael R. Murphy as Managing Member of Murphy Home Builders, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of October, 2017.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/22/2020

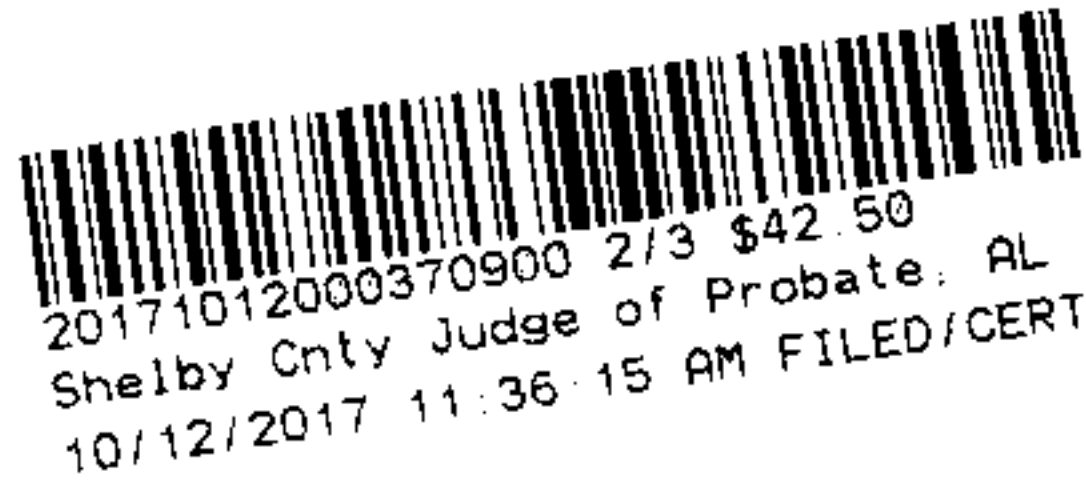


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 18, Township 20 South, Range 1 East, described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 18, Township 20 South, Range 1 East; thence run South along the said quarter-quarter section line for 201.53 to the point of beginning; thence continue along last said course for 199.47 feet; thence turn an angle of 91 degrees 39 minutes left and run 430.79 feet to the westerly right of way line of Shelby County Highway #49; thence turn an angle of 116 degrees 28 minutes left and run along said right of way line for 222.67 feet; thence turn an angle of 63 degrees 32 minutes left and run 326.48 feet to the point of beginning; being situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Murphy Home Builders, LLC

Mailing Address _____

Property Address 5401 Highway 49
Columbiana, AL 35051

Grantee's Name John David Genry
Jessica T. Genry

Mailing Address 5401 Hwy 49
Columbiana AL 35051

Date of Sale October 06, 2017
Total Purchase Price \$419,855.00

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
xx Sales Contract
 Closing Statement

 Appraisal
 Other



20171012000370900 3/3 \$42.50
Shelby Cnty Judge of Probate, AL
10/12/2017 11:36:15 AM FILED/CERT

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 of 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 06, 2017

Print Mike T. Atchison

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

 Unattested

(verified by)