

This instrument was prepared by:

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3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513)  
247-9605 Fax: (866) 611-0170 and Thomas Granville  
McCroskey, Esq., Member of the Alabama Bar and licensed to  
practice law in Alabama.

Send Tax Notice to:

KARRAH MURPHEY  
1499 Highway 57,  
Vincent, AL 35178

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama )

) *KNOW ALL MEN BY THESE PRESENTS:*

SHELBY County )

That in consideration of \$115,000.00 (One Hundred Fifteen Thousand Dollars and Zero Cents) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, N.A.**, a national association (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **KARRAH MURPHEY**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, [*his/her/their*] heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 24 day of May, 2018.

**JPMORGAN CHASE BANK,**  
**N.A.**

By: *[Signature]* 5/24/18  
Name: Holly Freedman  
Title: Vice President

State of Ohio )  
Franklin County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Holly Freedman, whose name as Vice President of **JPMORGAN CHASE BANK, N.A.** a national association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, [*he/she*], as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and official seal this 24 day of May, 2018.

*Catherine M. Bertsch*  
Notary Public Catherine M. Bertsch  
My Commission expires: Nov 16, 2021

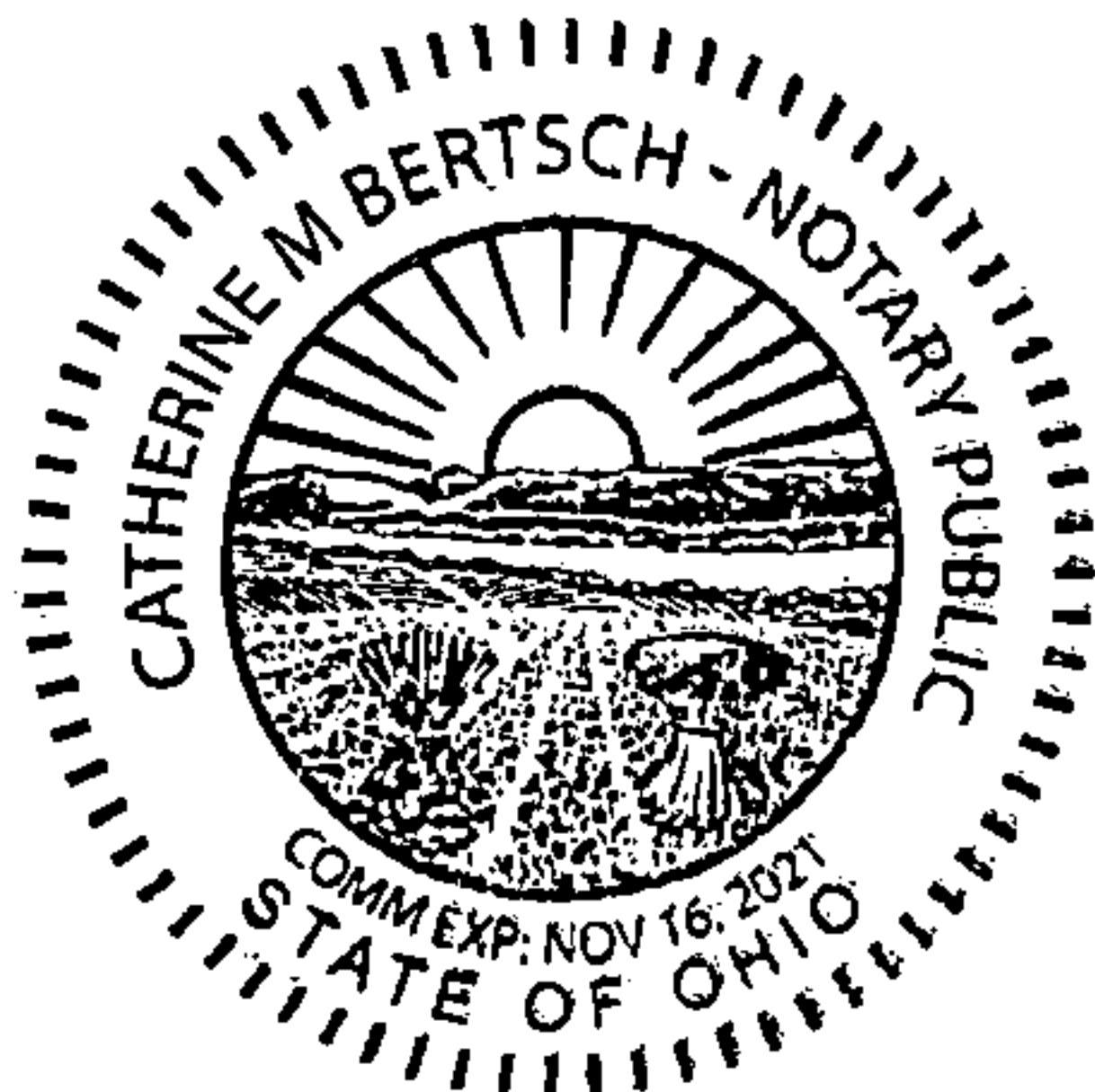


EXHIBIT A

Legal Description

PARCEL 1:

LOT 7, BLOCK 3, OF PINE HILLS SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 45, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PARCEL 2:

LOT 10, BLOCK 4, OF PINE HILL SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 45, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PARCEL 3: BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OF PINE HILL SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 45, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 200.07 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST A DISTANCE OF 103.60 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST A DISTANCE OF 465.14 FEET; THENCE SOUTH 23 DEGREES 15 MINUTES EAST A DISTANCE OF 261.02 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 06 SECONDS WEST A DISTANCE OF 821.87 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA

BEING THE SAME PROPERTY CONVEYED TO JPMORGAN CHASE BANK, N.A. IN INST # 20180214000049320, RECORDED 2/14/2018 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



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

Grantor's Name JPMORGAN CHASE BANK,N.A.  
Mailing Address 3415 VISION DRIVE  
COLUMBUS OH 45342

Grantee's Name KARRAH MURPHEY  
Mailing Address 1499 HIGHWAY 57  
VINCENT, AL 35178

Property Address 168 DIXIE LANE  
VINCENT, AL 35178

Date of Sale 05/24/2018  
Total Purchase Price \$ 115000.00



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/15/2018 09:53:30 AM  
\$27.50 JESSICA  
20180615000212160

or  
Actual Value \$  
or

*James W. Fuhrmeister*

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 6-11-2018

Print Lisa Nicole TTP

Unattested

*[Signature]*  
(verified by)

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1