

20180705000239650
07/05/2018 01:11:24 PM
DEEDS 1/3

Send tax notice to:

Toquilla Murphy

P.O. Box 126

Pleasant Grove, AL 35127

This instrument prepared by:

Stewart & Associates, P.C. / S. Kent Stewart

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

PEL1800419

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Nine Thousand and 00/100 Dollars (\$39,000.00) in hand paid to the undersigned, G. Glenn Walker and Brenda C. Walker, Husband and Wife, (hereinafter referred to as "Grantors"), by Toquilla Murphy (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12A, according to the Resurvey of Lots 10, 11 and 12 of Wood Ridge, as recorded in Map Book 45, Page 23, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

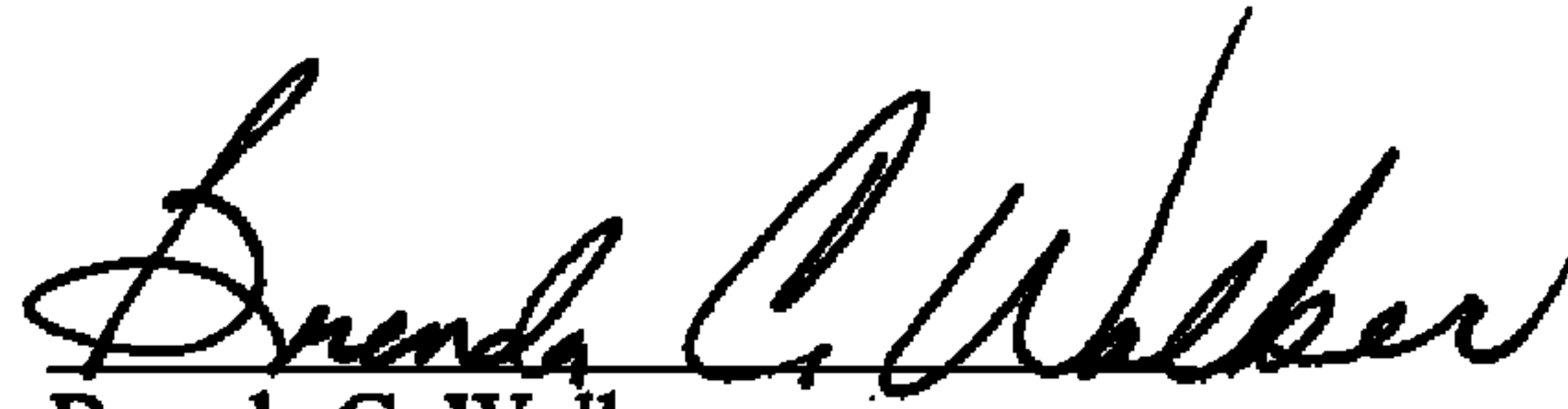
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 26th day of June, 2018.



G. Glenn Walker

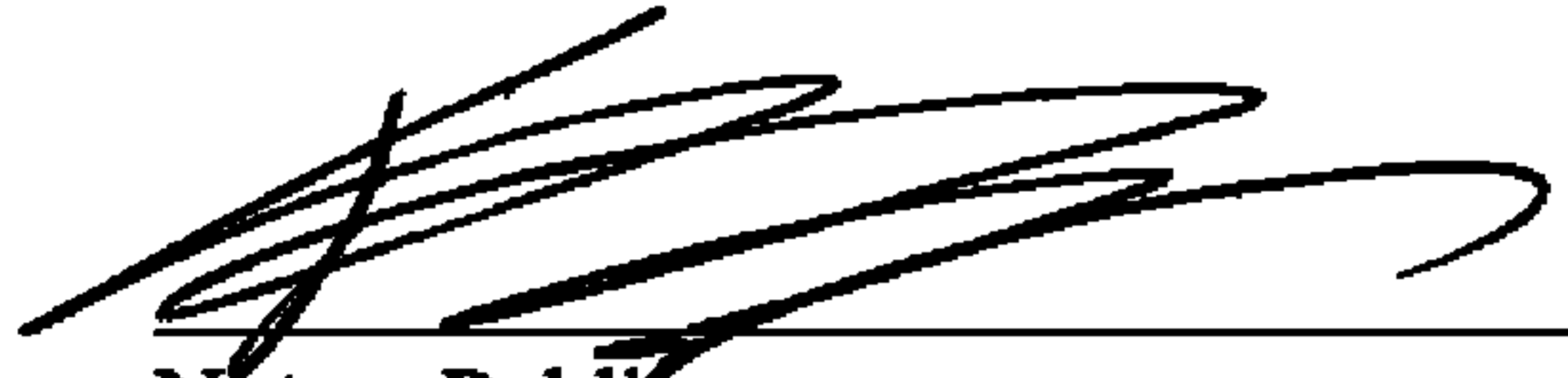


Brenda C. Walker

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. Glenn Walker and Brenda C. Walker, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2018..

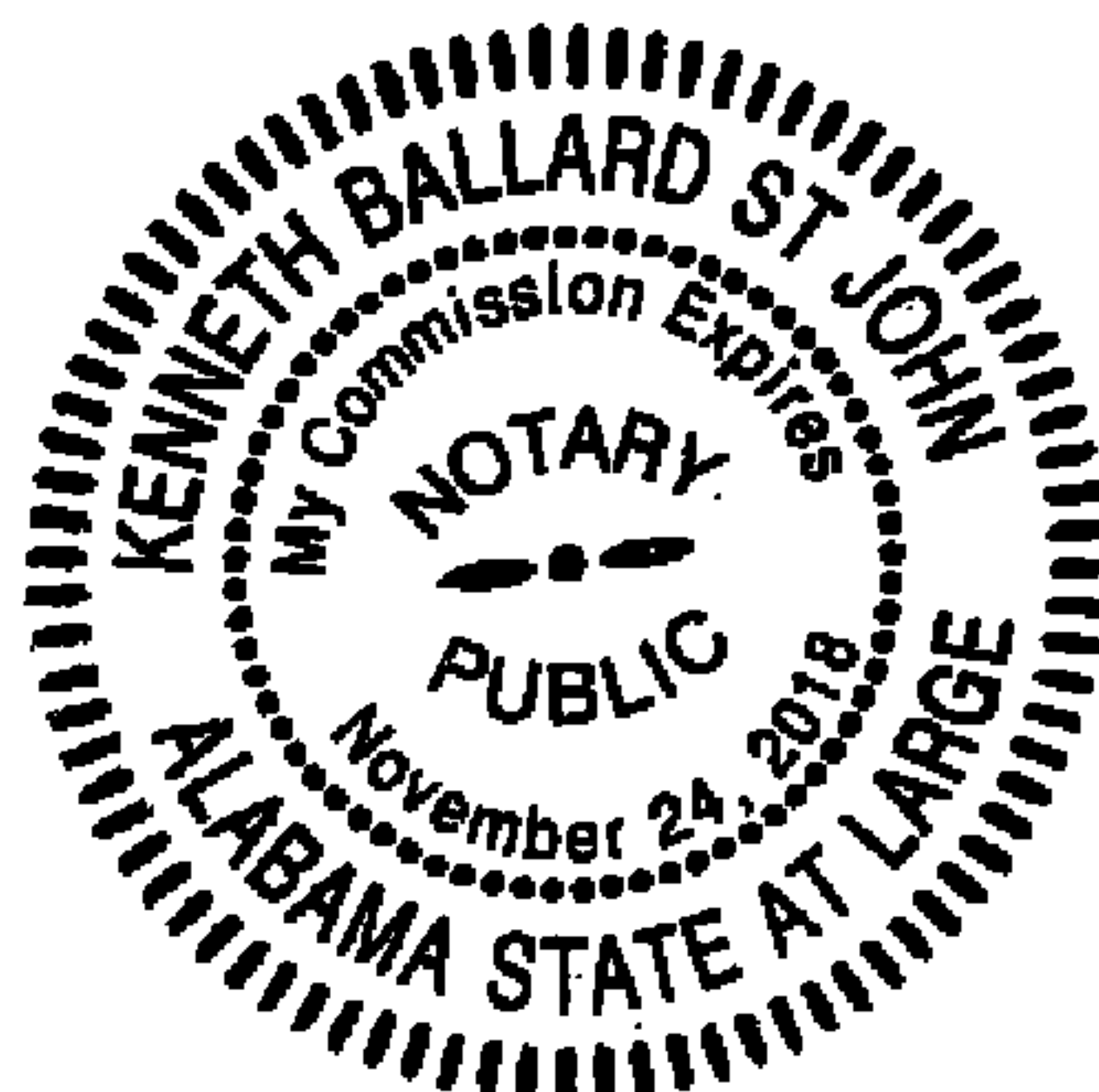


Notary Public

Print Name: Kenneth Ballard St. John

Commission Expires:

11/24/2018



Real Estate Sales Validation Form

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

Grantor's Name G. Glenn Walker
 Mailing Address Brenda C. Walker
151 Broadmoor Ln
Alabaster, AL 35007

Grantee's Name Toquilla Murphy
 Mailing Address P.O. Box 126
Pleasant Grove, AL 35127

Property Address 201 Wood Ridge Dr.
Pelham, AL 35124

Date of Sale June 26, 2018
 Total Purchase Price \$ 39,000.00

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 - 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 6/26/18

Print Kenneth Ballard St. John

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Tested and Recorded
 Official Public Records
 Judge James W. F. [Signature] Probate Judge,
 County Clerk
 Shelby County, AL
 07/05/2018 01:11:24 PM
 \$60.00 DEBBIE
 20180705000239650

[Signature]

Form RT-1