

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Taylor F. Stephens
47 Huntmaster Lane
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **DIANNA B. MURPHREE, AN UNMARRIED WOMAN** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **TAYLOR F. STEPHENS** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

Lot 47, according to the Survey of Hunter's Glen, as recorded in Map Book 6, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$145,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Dianna B. Murphree is the surviving grantee of that certain Warranty Deed recorded in Instrument No. 342, Page 281. The other grantee, Melvin J. Murphree, having died on or about the 19th day of April, 2016.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my (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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of February, 2019.

WITNESS:

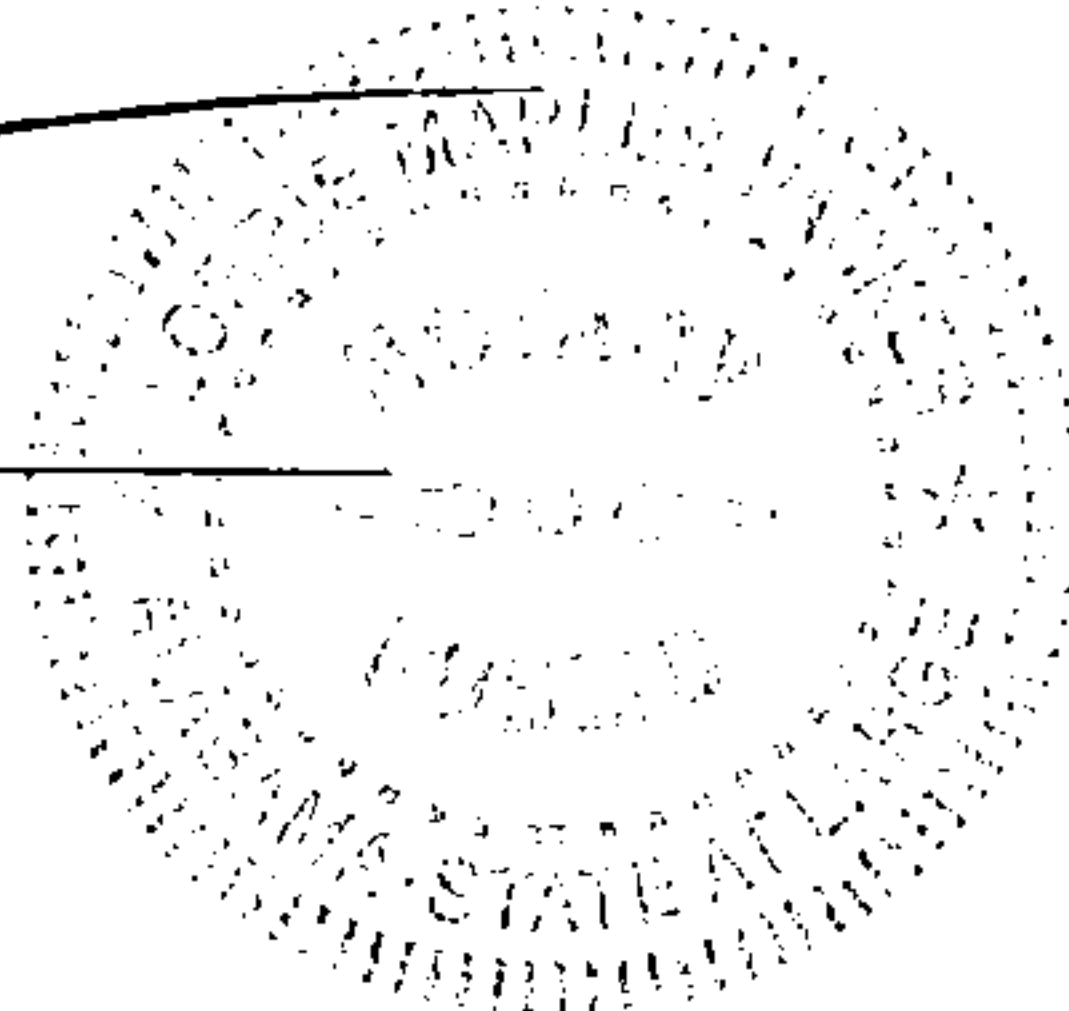
DIANNA B. MURPHREE

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Dianna B. Murphree, an unmarried woman, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 28th day of February, 2019.

Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2019





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2019 12:05:29 PM
\$51.00 JESSICA
20190301000065200

Allen S. Boyd

20190301000065200 03/01/2019 12:05:29 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	Dianna B. Murphree	Grantee's Name	Taylor F. Stephens
Mailing Address	123 Weybridge Way Pelham, Alabama 35124	Mailing Address	47 Huntmaster Lane Pelham, Alabama 35124
Property Address	47 Huntmaster Lane Pelham, Alabama 35124	Date of Sale	February 28, 2019
		Total Purchase Price	\$175,000.00
		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	☐	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 February 28, 2019

Print: Dianna B. Murphree

Unattested

Sign *Dianna B. Murphree*
(Grantor/Grantee/Owner/Agent) circle one Form RT-1