

20200601000217550
06/01/2020 10:31:51 AM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
AMY K. MURPHY and ERIC M. MURPHY
761 VALLEY CIRCLE
LEEDS, ALABAMA 35094

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, ROCHELLE L. KORNEGAY, an unmarried woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto AMY K. MURPHY and ERIC M. MURPHY, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 31 and Lot 32 in Shelby Shores, 1978 Addition, according to map as recorded in Map Book 7 page 88 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2020, which are a lien but not yet due and payable until October 1, 2020.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Miscellaneous Book 27 page 289 in the Probate Office.
3. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 253 page 116 and Deed Book 253 page 120 in the Probate Office.
4. A 35 foot building setback line from North River Drive as recorded in Map Book 7 page 88 in the Probate Office.
5. A 10 foot easement along the Easterly side of Lot 31 as shown on recorded Map Book 7 page 88 in the Probate Office.
6. Flood rights to Alabama Power Company as to water elevation contour levels.
7. Riparian and other rights created by the fact that the land fronts on Lay Lake.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And I do for myself, 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 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29TH day of MAY, 2020.

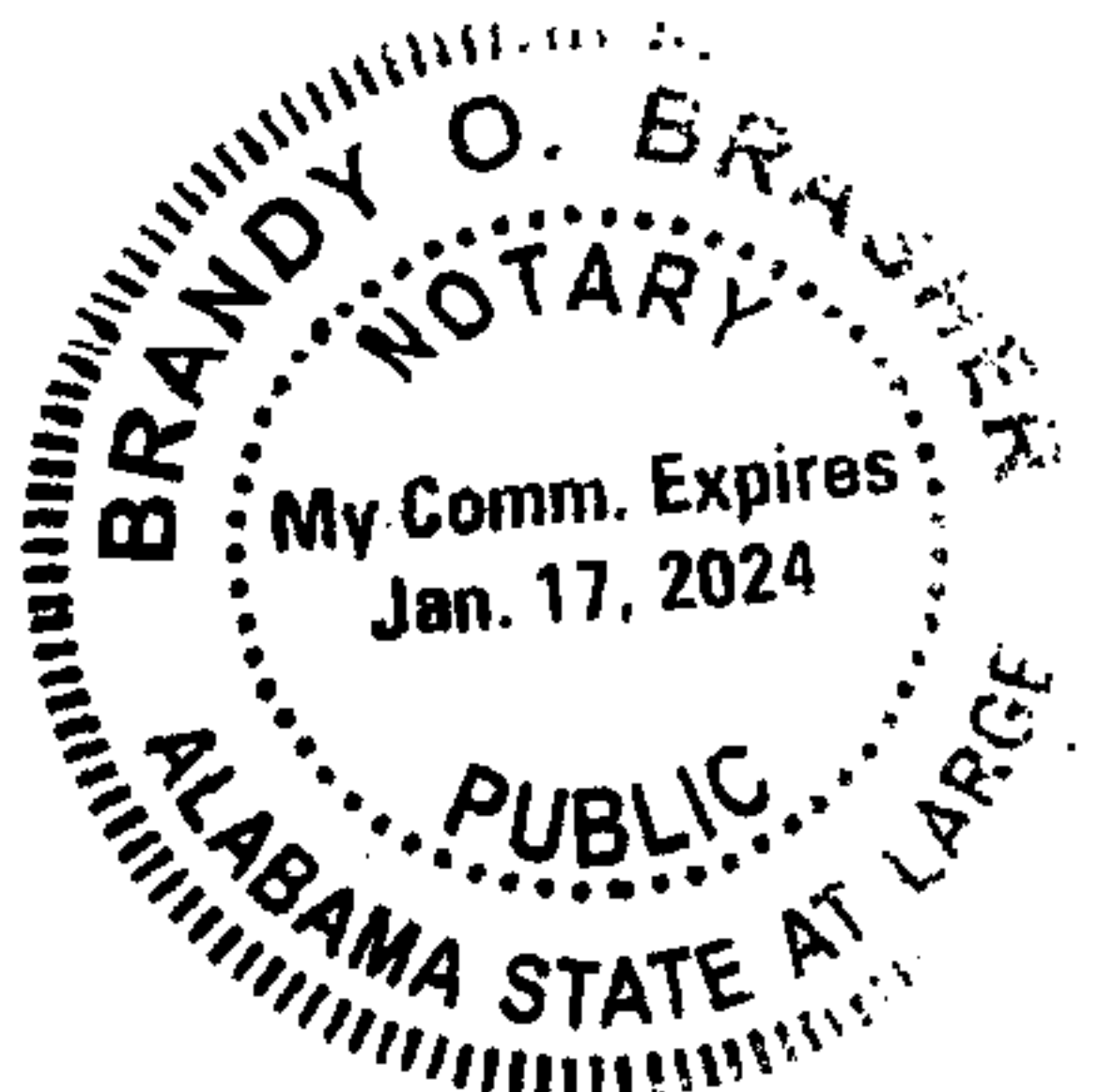

ROCHELLE L. KORNEGAY

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ROCHELLE L. KORNEGAY, an unmarried woman, whose name 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of MAY, 2020.


NOTARY PUBLIC
My Commission Expires: 1-17-2024



20200601000217550 06/01/2020 10:31:51 AM DEEDS 3/3

Grantor's Name:
ROCHELLE L. KORNEGAY
Mailing Address:
619 CLEARVIEW ROAD
HOOVER, ALABAMA 35226

Grantee's name:
AMY K. MURPHY and ERIC M. MURPHY
Mailing Address:
761 VALLEY CIRCLE
LEEDS, ALABAMA 35094

Property Address:
Lots 31 & 32 North River Drive
Shelby, AL 35143

Date of Sale: MAY 29TH, 2020
Total Purchase Price: \$95,000.00

or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2020 10:31:51 AM
\$123.00 JESSICA
20200601000217550

Alvin S. Bayl