

20200708000282540 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
07/08/2020 12:47:07 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Scozzaro Law, LLC  
P.O. Box 548  
Helena, Alabama 35080

SEND TAX NOTICE TO:

Jacob Evans Murchison  
1660 Old Cahaba Court  
Helena, AL 35080

**(Executor's Warranty Deed)**

**State of Alabama)  
Shelby County)**

**KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (10.00), the laws of intestacy, and other good and valuable consideration, the receipt in full and sufficiency whereof is acknowledged, and pursuant to the Administration of the Estate of Dewey Evins Murchison, III, the undersigned Grantor, Estate of Dewey Evins Murchison, by and through Jacob Evans Murchison in his capacity as Personal Representative as authorized by Letters of Administration dated September 28, 2018 from Judge of Probate, Shelby County is Case No: PR-2018-000645 does hereby grant, bargain, sell and convey unto the said individual Jacob Evans Murchison, an individual, Grantee, the following described real property, situated in Shelby County, Alabama, viz:**

**LOT 327, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA, OAK RIDGE SECTOR, 1ST ADDITION, AS RECORDED IN MAP BOOK 25, PAGE 60, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**Subject to: all prior restrictions, covenants, and conditions set out in Instrument # 2011-1014000307450.**

This conveyance is made subject to all restrictions, easements, reservation and right-of-way of record in the Office of the Probate Judge of Shelby County, Alabama together with all and singular tenements, hereditament and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, dower and the rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in and to the same and every part thereof, with the appurtenances.

**TO HAVE AND TO HOLD** unto the said Grantee, his or her heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

**IN WITNESS WHEREOF**, the Estate of Dewey Evins Murchison, III has caused these presents to be executed by its duly authorized Personal Representative on this 5 day of MAY, 2019.

~~ESTATE OF DEWEY EVINS MURCHISON, III~~

By:  (SEAL)

JACOB EVANS MURCHISON

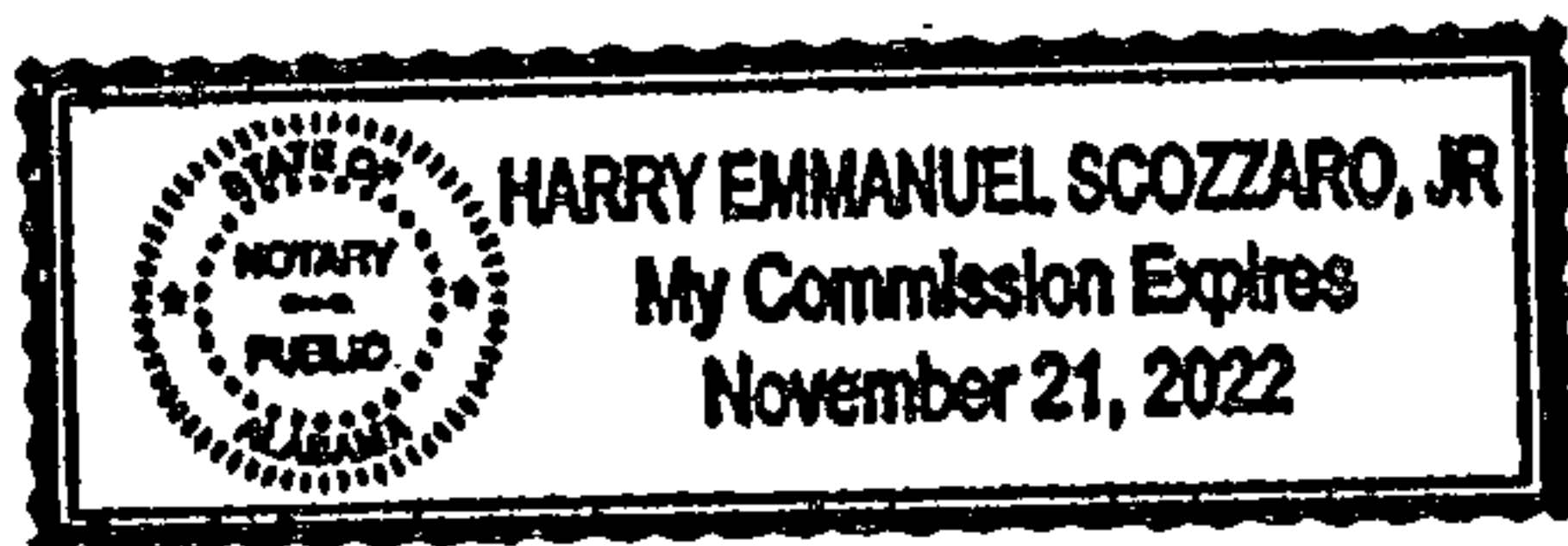
Personal Representative of Dewey Evins Murchison, III


Grantee's Address:  
1660 Old Cahaba Court  
Helena, Alabama 35080

State of Alabama)  
Shelby County)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Jacob Evans Murchison**, whose name as Personal Representative for the Estate of Dewey Evins Murchison, III is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, said Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate of Dewey Evins Murchison, III on the day the same bears date.

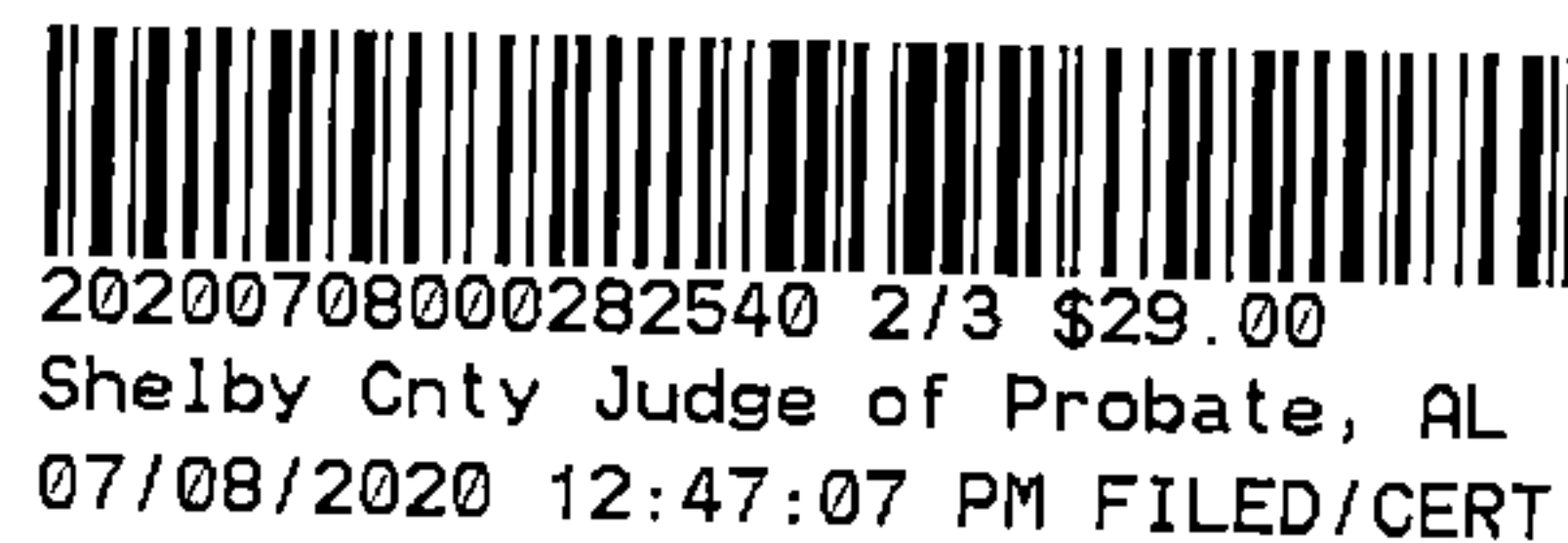
Given under my hand and official seal this 5<sup>th</sup> day of MAY, 2020.



  
Notary Public  
My Commission Expires: 11/21/2022

This Instrument was Prepared By:

Scozzaro Law, LLC  
P.O. Box 548  
Helena, Alabama 35080  
(205) 624-3367



who makes no representation as to status of title which would be disclosed by a current title survey.



Real Estate Sales Validation Form

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

Grantor's Name Estate of Dewey Evans Murchison Grantee's Name Jacob Evans Murchison
Mailing Address 22164 Black Creek Crossing Hoover, AL 35244 Mailing Address 11660 Old Cahaba Ct. Helena, AL 35080

Property Address 11660 Old Cahaba Ct Helena, AL 35080 Date of Sale 5/5/20
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 152,900

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 Tax Assessors Market Value
Sales Contract Other P.T.C. SHELBYAL.COM
Closing Statement Parcel # 134 20 2 002 069.000 Enclosed

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 7/1/20 Print Jacob Murchison
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one