

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Robert Andrew Murray
Laura Botsford Murray
1608 Gentilly Drive
Vestavia, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND and 00/100 Dollars (\$375,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, William Dean Nix, as Personal Representative of the Estate of Edna Earl Kreider Baggett, deceased, Case No. PR-2019-000721 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Robert Andrew Murray and Laura Botsford Murray, husband and wife, (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

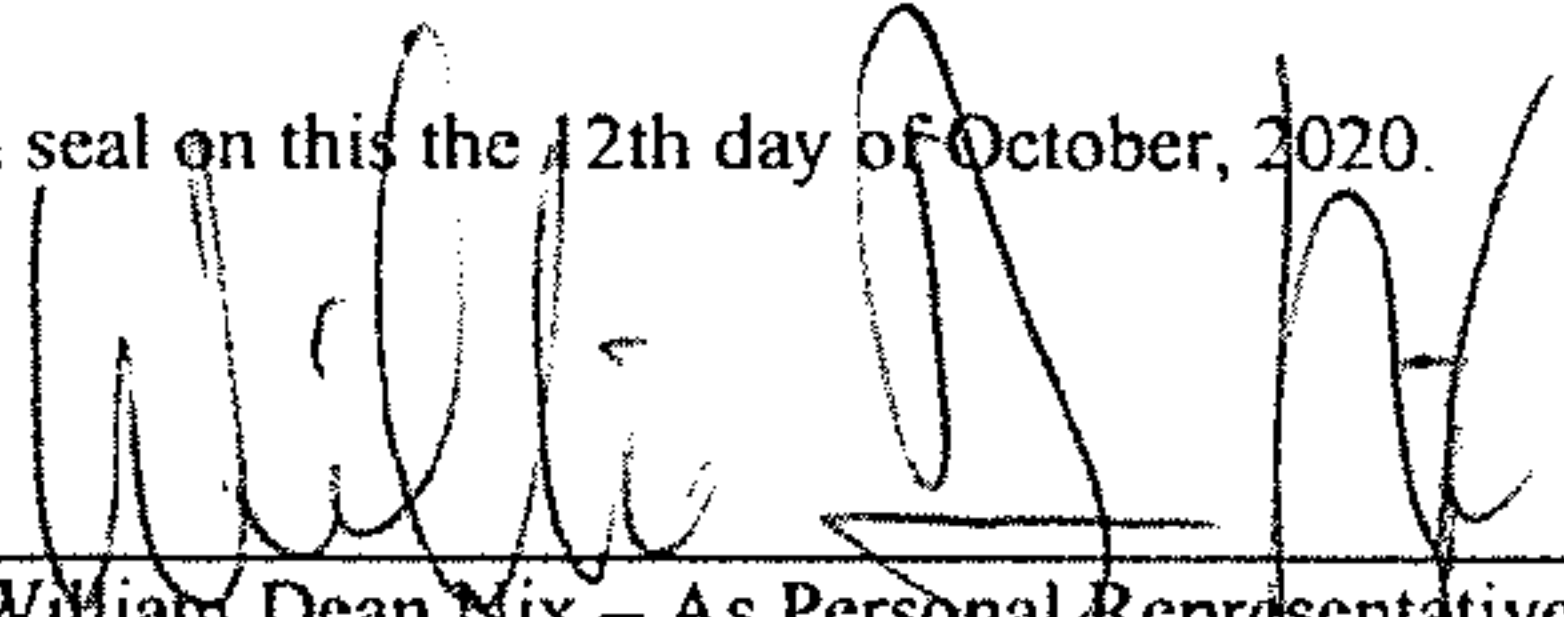
See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

Edna Earl Kreider Baggett is one and the same person as Edna E. Baggett, the Grantee in that certain Warranty Deed recorded at Inst # 20150722000248380 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 12th day of October, 2020.


William Dean Nix – As Personal Representative
Of the Estate of Edna Earl Kreider Baggett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Dean Nix, whose name as Personal Representative of the Estate of Edna Earl Kreider Baggett, 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, he, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 12th day of October, 2020.


NOTARY PUBLIC

My Commission Expires 8-21-23

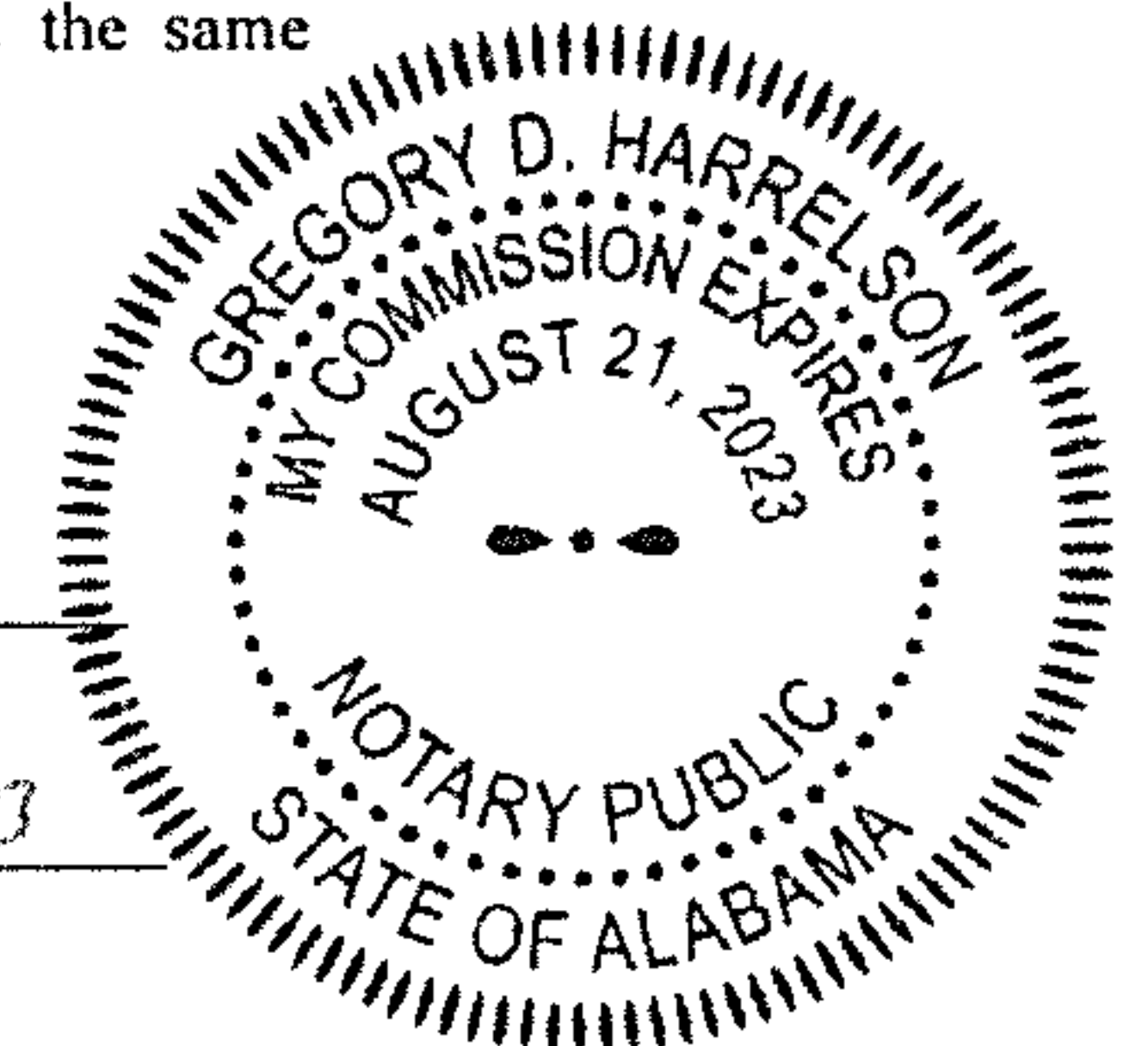


EXHIBIT "A"**Legal Description:**

Commence at a 3" capped pipe in place being the Northeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 13' 59" East along the East boundary of said quarter-quarter section for a distance of 659.85 feet to a ¾" rebar in place; thence proceed South 89° 35' 15" West for a distance of 1329.64 feet to a ¾" rebar in place, said point being located on the West boundary of said quarter-quarter section; thence proceed North 00° 15' 09" West along the West boundary of said quarter-quarter section for a distance of 677.93 feet to a 3" capped pipe in place being the Northwest corner of the Northeast one-fourth of the Southeast one-fourth; thence proceed South 89° 38' 01" East along the North boundary of said quarter-quarter section for a distance of 442.05 feet (set ½" rebar CA-0114-LS); thence proceed North 70° 51' 45" East for a distance of 442.81 feet to a 3" capped pipe in place; thence proceed North 85° 56' 31" East for a distance of 469.86 feet (set ½" rebar CA-0114-LS), said point being located on the East boundary of the Southeast one-fourth of the Northeast one-fourth of said Section 5; thence proceed South 00° 15' 56" East along the East boundary of said Southeast one-fourth of the Northeast one-fourth for a distance of 184.10 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama

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 Edna E. Baggett
 Mailing Address 3893 Hwy 13
Helena, AL 35080

Grantee's Name Robert Andrew Murray
 Mailing Address Laura Botsford Murray
1608 Gentilly Drive
Vestavia, AL 35226

Property Address 3893 Hwy 13
Helena, AL 35080

Date of Sale 10/12/2020Total Purchase Price \$ 375,000

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 10-12-2020Print William Dean Nix

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/21/2020 09:24:13 AM
 \$403.00 CHIEF
 20201021000478070

Ann S. Byrd