

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-21-27138

Send Tax Notice To: Peyton Knighten  
Justyn Knighten

3555 Hwy 30  
Columbiana, AL 35051

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ira Douglas Murphree, a Married man, Judith Murphree Ward, a Married woman and Susan Murphree Graham, a Married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Peyton Knighten and Justyn Knighten**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or spouse.

Grantors herein are the heirs at law of Allene S. Murphree, having died on December 19, 2015.

Allene S. Murphree died testate, Probate Bk 373, Pg 169, Talladega County, Alabama

\$68,000.00

~~\$85,000.00~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of April, 2021.

Ira Douglas Murphree      Judith Murphree Ward  
Ira Douglas Murphree      Judith Murphree Ward

Susan Murphree Graham  
Susan Murphree Graham

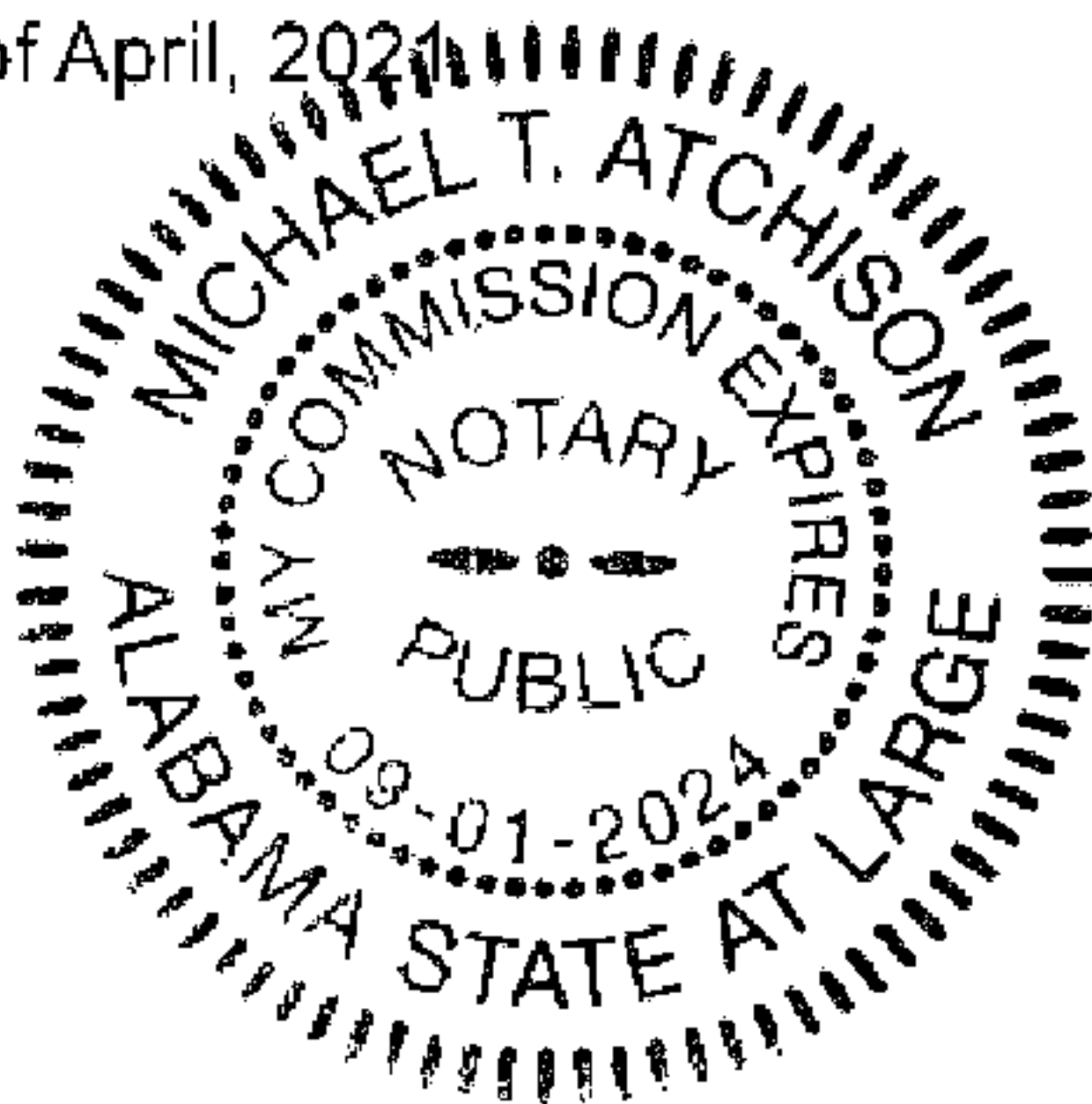
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ira Douglas Murphree, Judith Murphree Ward, and Susan Murphree Graham, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2021

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 3, according to the map of Jackson Oaks Subdivision, as recorded in Map Book 28 at Page 14, in the Office of the Judge of Probate, Shelby County, Alabama and as amended in Map Book 28 at Page 70 in the the Office of the Judge of Probate, Shelby County, Alabama. LESS AND EXCEPT any part of said Lot 3 lying in the NW 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 East, 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   | Ira Douglas Murphree<br>Judith Murphree Ward<br>Susan Murphree Graham | Grantee's Name          | Peyton Knighten<br>Justyn Knighten                             |
| Mailing Address  | <u>4 Green Hill Rd</u><br><u>, AL 35116</u>                           | Mailing Address         | <u>3555 Hwy 30</u><br><u>Columbiana, AL 35051</u><br><u>AL</u> |
| Property Address | <u>0 N Horton Rd.</u><br><u>Wilsonville, AL 35186</u>                 | Date of Sale            | <u>April 30, 2021</u>                                          |
|                  |                                                                       | Total Purchase Price    | <u>\$85,000.00</u>                                             |
|                  |                                                                       | or                      |                                                                |
|                  |                                                                       | Actual Value            | <u></u>                                                        |
|                  |                                                                       | or                      |                                                                |
|                  |                                                                       | Assessor's Market Value | <u></u>                                                        |

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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 of 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 April 07, 2021

Print Ira Douglas Murphree

Unattested

Sign Ira Douglas Murphree

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/09/2021 04:07:03 PM  
\$46.00 CHARITY  
20210409000179920

Form RT-1

*Allen S. Bayl*