

This Instrument was Prepared by:

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

File No.: S-21-27666

Send Tax Notice To: Tucker Dunnaway

AL

145 Panama Pt  
Shelby AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Seven Thousand Dollars and No Cents (\$87,000.00)**, 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 **Tucker W. Dunnaway**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the Grantors herein or their spouses, if any.**

**\$69,600.00** 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 Grantee, his, her or their heirs and assigns forever.

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 18th day of November, 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 18th day of November, 2021.

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

MICHAEL T. ATCHISON  
NOTARY PUBLIC  
COMMISSION EXPIRES  
09-01-2024  
ALABAMA STATE AT LARGE



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

Commence at a ½" square iron in place accepted as the Northwest corner of the Northeast ¼ of the Northeast ¼ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed South 03°13'08" West along the West boundary of said ¼ - ¼ section for a distance of 219.74 feet to a point on the Southerly right-of-way of North Horton Road, said point being the point of beginning. From this beginning point continue South 03°13'08" West along the West boundary of said ¼ - ¼ section for a distance of 811.52 feet to a 2" pipe in place, said point being located on the Westerly right-of-way of State Highway #145; thence proceed North 25°46'41" East along the Westerly right-of-way of said highway for a distance of 538.70 feet to its point of intersection with the Southerly right-of-way of North Horton Road; thence proceed North 62°11'05" West along the Southerly right-of-way of said road for a distance of 226.96 feet to the point of beginning.

The above-described land is located in the Northeast ¼ of the Northeast ¼ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama.

Also,

Lot 4, according to the map of Jackson Oaks Subdivision as recorded in Map Book 28 at Page 14 and Amended in Map Book 28, Page 70, in the Office of the Judge of Probate, 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          | Tucker Dunnaway                                 |
| Mailing Address  | <u>703 Old Rockford Rd.</u><br><u>Sylacauga, AL 35150</u>             | Mailing Address         | <u>145 Panama Pt</u><br><u>Shelby, AL 35143</u> |
| Property Address | <u>Wilsonville, AL 35186</u>                                          | Date of Sale            | <u>November 18, 2021</u>                        |
|                  |                                                                       | Total Purchase Price    | <u>\$87,000.00</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)

|                           |                   |
|---------------------------|-------------------|
| <u>xx</u> Bill of Sale    | <u></u> Appraisal |
| <u></u> Sales Contract    | <u></u> Other     |
| <u></u> 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 November 18, 2021

Print Ira Douglas Murphree

**Unattested**

Sign Judy M. Ward  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/19/2021 12:04:31 PM  
\$46.50 JOANN  
20211119000558580

*Allen S. Bayl*

**Form RT-1**

