



20220615000241160 1/3 \$58.00

Shelby Cnty Judge of Probate, AL

06/15/2022 01:40:18 PM FILED/CERT

ND TAX NOTICE TO:

Dominic Ventura and Brittany Ventura

3365 River Birch Trail

Chelsea, Alabama 35043

This instrument was prepared by:

Edward Reisinger

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Hundred Ninety Nine Thousand Nine Hundred dollars & no cents (\$599,900.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Murphy Home Builders LLC

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Dominic Ventura and Brittany Ventura

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOTS 904, ACCORDING TO THE SURVEY OF WINDSTONE SUBDIVISION, PHASE IX, AS RECORDED IN MAP BOOK 54, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$569,905.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 54, Page 96.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20210909000429240 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Instrument #20210707000328400.

Ordinance annexation to City of Pelham filed 2/9/2005 in Instrument #20050209000065970.

Pending such time as the improvements contemplated upon the premises insured by this policy shall begin, liability under this policy is limited to the purchase price paid for the land; but as and when the construction of such improvements shall begin, liability hereunder shall increase, as the improvements progress, in the actual amount of the costs thereof, up to the face amount shown in Schedule "A" hereof.

7.5 easement along the rear, 25 setback along the front and side as shown on survey by William D. Callahan, Jr. Reg. 28251, dated 1/5/2022.

Subject to all matters as setout in that certain survey dated 1/5/2022, prepared by William D. Callahan, Jr., AL Reg. 28251.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

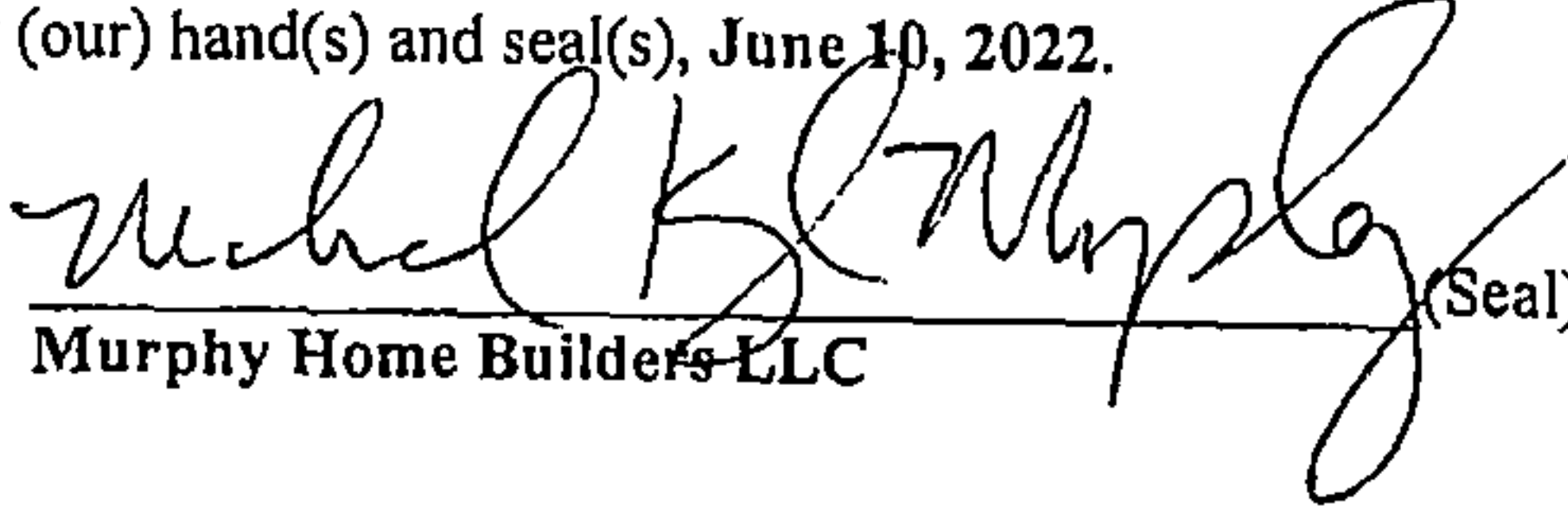
WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2203079

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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), June 10, 2022.


Murphy Home Builders LLC (Seal)

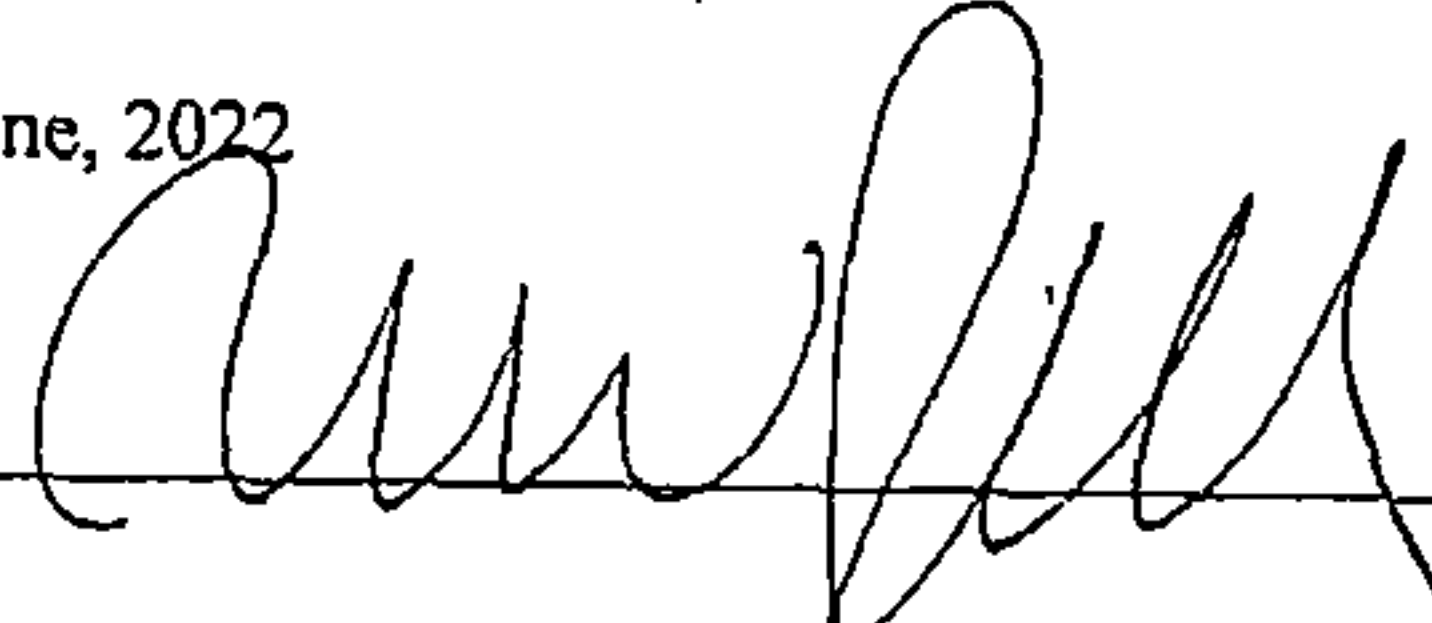
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

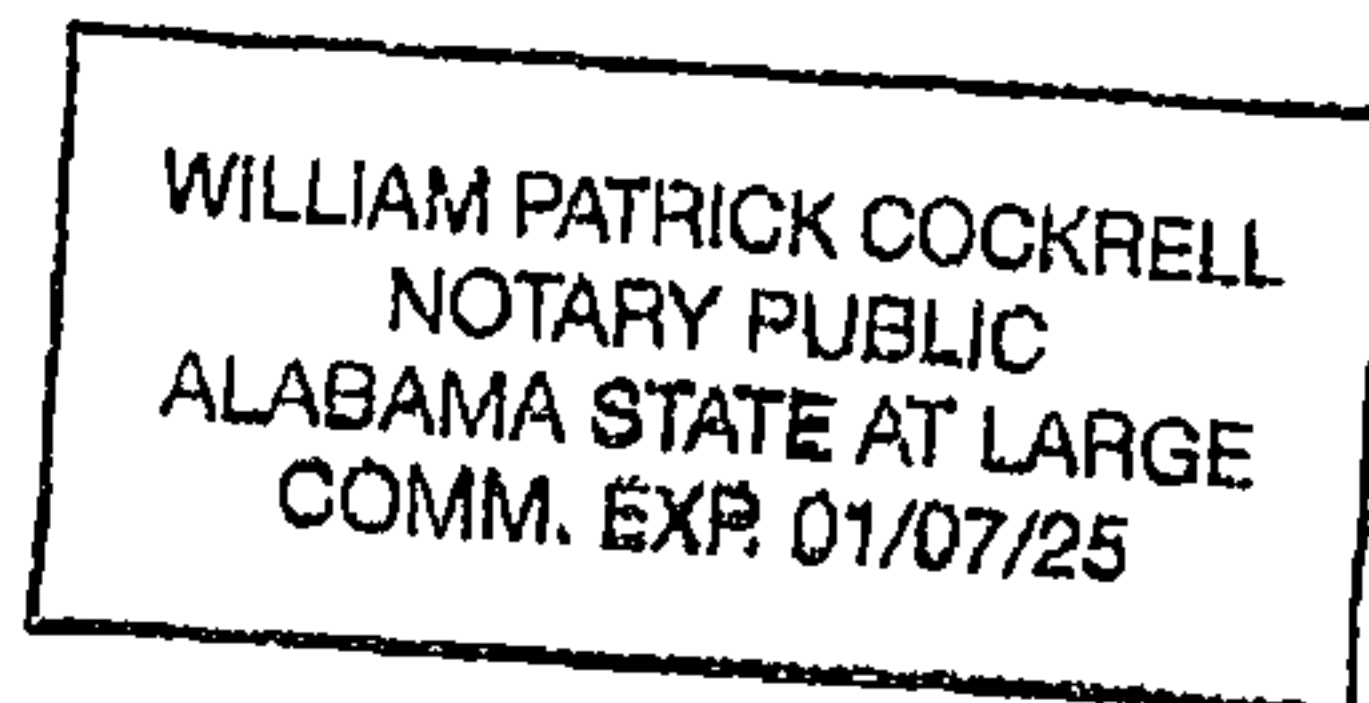
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Kyle Murphy, whose name as Sole Member of Murphy Home Builders, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, (she) as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company

Given under my hand and official seal this 10th day of June, 2022


Notary Public.

(Seal)

My Commission Expires: _____



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name AR Farms, LLC

Grantee's Name Murphy Home Builders LLC

Mailing Address 3112 Highway 109
Wilsonville, AL 35186Mailing Address 120 Walters Cove
Sterrett, AL 35147Property Address 3365 River Birch Trail, Chelsea,
Alabama 35043

Date of Sale 06/10/2022

Total Purchase Price \$599,900.00

or

Actual Value

or

Assessor's Market Value \$194,300.00

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☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other

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 6.10.22

Print Michael Kyle Murphy

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records

County Alabama, County

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Allen S. Byrd