Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Kenneth Murphy & Angela P. Murphy 1190 Cahaba River Estates Hoover, AL 35244

STATE OF ALABAMA	
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$745,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, RAYMOND J. OSBUN, an unmarried man (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, KENNETH MURPHY and ANGELA P. MURPHY (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 10 and 11, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama, and Map Book 3, Pages 32 and 33, in the Bessemer Division of the Probate Office of Jefferson County, Alabama.

All of subject property is located in Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$745,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

## 20220701000262870 07/01/2022 11:46:35 AM DEEDS 2/3

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 29th day of June, 2022.

RAYMOND J. OSBUN

STATE OF ALABAMA )
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RAYMOND J. OSBUN**, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2022.

NOTARY PUBLICS:
My commission expire

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## Real Estate Sales Validation Form

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

Grantor's Name	RAYMO	ND J. OSBUN	KENNETH MURPHY and ANGELA Grantee's NameP. MURPHY		
Mailing Address		HABA RIVER ESTATES R, AL 35244	Mailing Address 1190 CAHABA RIVER ESTATES HOOVER, AL 35244		
Property Address		HABA RIVER ESTATES R, AL 35244	Date of Sale	June 29, 2022	
	···-		Total Purchase Price	\$745,000.00	
			or Actual Value	\$	
			or Assessor's Market Value	\$	
The purchase price one) (Recordation	e or actua of docum	l value claimed on this form c entary evidence is not require	an be verified in the following ded)	g documentary evidence: (check	
Bill of Sale			Appraisal		
Sales ContractX_Closing Statement		Other			
If the conveyance of this form is not r	document equired.	presented for recordation co	ntains all of the required info	rmation referenced above, the filing	
			tructions		
Grantor's name and current mailing add	d mailing Iress.	address - provide the name o	of the person or persons conv	veying interest to property and their	
Grantee's name an conveyed.	id mailing	address - provide the name of	of the person or persons to w	hom interest to property is being	
Property address - interest to the prop	the physic erty was c	cal address of the property be conveyed.	eing conveyed, if available. D	ate of Sale - the date on which	
Total purchase price the instrument offer	e - the tot red for red	al amount paid for the purcha cord.	ase of the property, both real	and personal, being conveyed by	
Actual value - if the instrument offered current market value	for record	is not being sold, the true value. This may be evidenced by a	ue of the property, both real an appraisal conducted by a l	and personal, being conveyed by the icensed appraiser or the assessor's	
valuation, of the pro	operty as	e value must be determined, determined by the local officia d the taxpayer will be penalize	al charged with the responsib	narket value, excluding current use sility of valuing property for property ama 1975 § 40-22-1(h).	
l attest, to the best further understand Code of Alabama 1	that any fa	alse statements claimed on th	formation contained in this do	ocument is true and accurate. I consition of the penalty indicated in	
Date <u>June 29, 20</u>	22		Print Malcolm S. McLed	od	
Unattested			Sign		
•		(verified by)	(Grantor/Gra	ntee/Owner/Agent) circle one	
File 22490		Filed and Reco Official Public Judge of Prob Clerk Shelby County 07/01/2022 11:	Records  ate, Shelby County Alabama, County Alabama, County AL	County Form RT-1 Alabama 08/2012 LSS	
	AH.N	\$773.00 BRIT 202207010002	TANI	alli 5. Beyl	