

**When Recorded Mail to:**

FNC TITLE SERVICES, LLC  
1300 PICCARD DRIVE  
ROCKVILLE, MD 20850

20220714000278750  
07/14/2022 12:43:02 PM  
DEEDS 1/3

**Prepared By:**

THOMAS H. CLAUNCH III, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
8191 SEATON PLACE  
MONTGOMERY, AL 36116

**Send Tax Messages To:**

KEVIN B. MCMURRAY AND CAROL A. MCMURRAY  
423 CAMDEN COVE CIRCLE  
CALERA, AL 35040

Source of title: ins#20041109000617400

**2022-06-173**

**WARRANTY DEED**

*Purpose of the deed is to clear title*

For good consideration of **One DOLLAR (\$1.00)**, I (we) **KEVIN BRIAN MCMURRAY ALSO KNOWN AS KEVIN B. MCMURRAY AND CAROL ANN MCMURRAY ALSO KNOWN AS CAROL A. MCMURRAY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 423 CAMDEN COVE CIRCLE, CALERA, AL 35040, hereby bargain, deed and convey to **KEVIN B. MCMURRAY AND CAROL A. MCMURRAY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 423 CAMDEN COVE CIRCLE, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

**Lot 230, according to the Survey of the Final Plat of Camden Cove, Sector 9, as Recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.**

**APN: 28 5 16 2 009 009.000**

**Property Address: 423 CAMDEN COVE CIRCLE, CALERA, AL 35040**

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 8<sup>th</sup> day of July, 2022

Kevin B McMurray  
KEVIN BRIAN MCMURRAY  
A/K/A KEVIN B. MCMURRAY

Carol Ann McMurray  
CAROL ANN MCMURRAY  
A/K/A CAROL A. MCMURRAY

STATE OF ALABAMA  
COUNTY OF Jefferson

} SS.

I, Chelsi S. Lucas, a Notary Public, hereby certify that **KEVIN BRIAN MCMURRAY A/K/A KEVIN B. MCMURRAY AND CAROL ANN MCMURRAY A/K/A CAROL A. MCMURRAY** 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 this 8<sup>th</sup> day of July, 2022

Chelsi S. Lucas  
Notary Public, Alabama State At Large  
My Commission expires 11/01/2022

Chelsi S. Lucas  
Notary Public



## Real Estate Sales Validation Form

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

Grantor's Name Kevin B. McMurray/Carol A. McMurray  
 Mailing Address 423 Camden Cove Circle  
Calera, AL 35040

Grantee's Name Kevin B. McMurray/Carol A. McMurray  
 Mailing Address 423 Camden Cove Circle  
Calera, AL 35040

Property Address 423 Camden Cove Circle  
Calera, AL 35040

Date of Sale 7/8/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 142,100.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/14/2022 12:43:02 PM  
 \$31.00 BRITTANI  
 20220714000278750

*Chris S. Lucas*  
 Notary Public

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 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 07/08/2022

Print

CAROL A. MCMURRAY 7/8/22

Unattested

*Chris S. Lucas*  
 Notary Public, Alabama State At Large  
 My Commission expires 11/01/2022

Sign

Carol A. McMurray 7/8/22

(Grantor/Grantee/Owner/Agent) circle one

Kevin B. McMurray 7/8/22  
 Form RT-1