

THIS INSTRUMENT PREPARED BY:
CLIFFORD W. HARDY, JR.
Attorney at Law
1600 Third Avenue, North
Bessemer, AL 35020

Send Tax Notice to:
Sherrell and David P. Murphy, Sr.
1416 Old Boston Road
Alabaster, Alabama 35007



20220810000312700 1/3 \$84.00
Shelby Cnty Judge of Probate, AL
08/10/2022 12:24:47 PM FILED/CERT

WARRANTY DEED

JOINT GRANTEES WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENT:

That in consideration of the sum of ONE DOLLAR (1) and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, We, **SHERRELL MURPHY, a married woman and DAVID P. MURPHY, SR., a married man**, GRANTORS, do hereby grant, bargain, sell, and convey unto **SHERRELL MURPHY, a married woman and DAVID P. MURPHY, SR., a married man**, and **DAVID P. MURPHY, JR., a married man**, GRANTEEES, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed was prepared without the benefit of a title search and the preparer makes no warranties thereof.

SUBJECT TO:

1. ***All easements, restrictions, and rights-of-way of record***
2. ***Mineral and mining rights not owned by Grantors***

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the
10th day of August, 2022.

Sherrell Murphy
SHERRELL MURPHY - GRANTOR

David P. Murphy, Sr.
DAVID P. MURPHY, SR. - GRANTOR

STATE OF ALABAMA

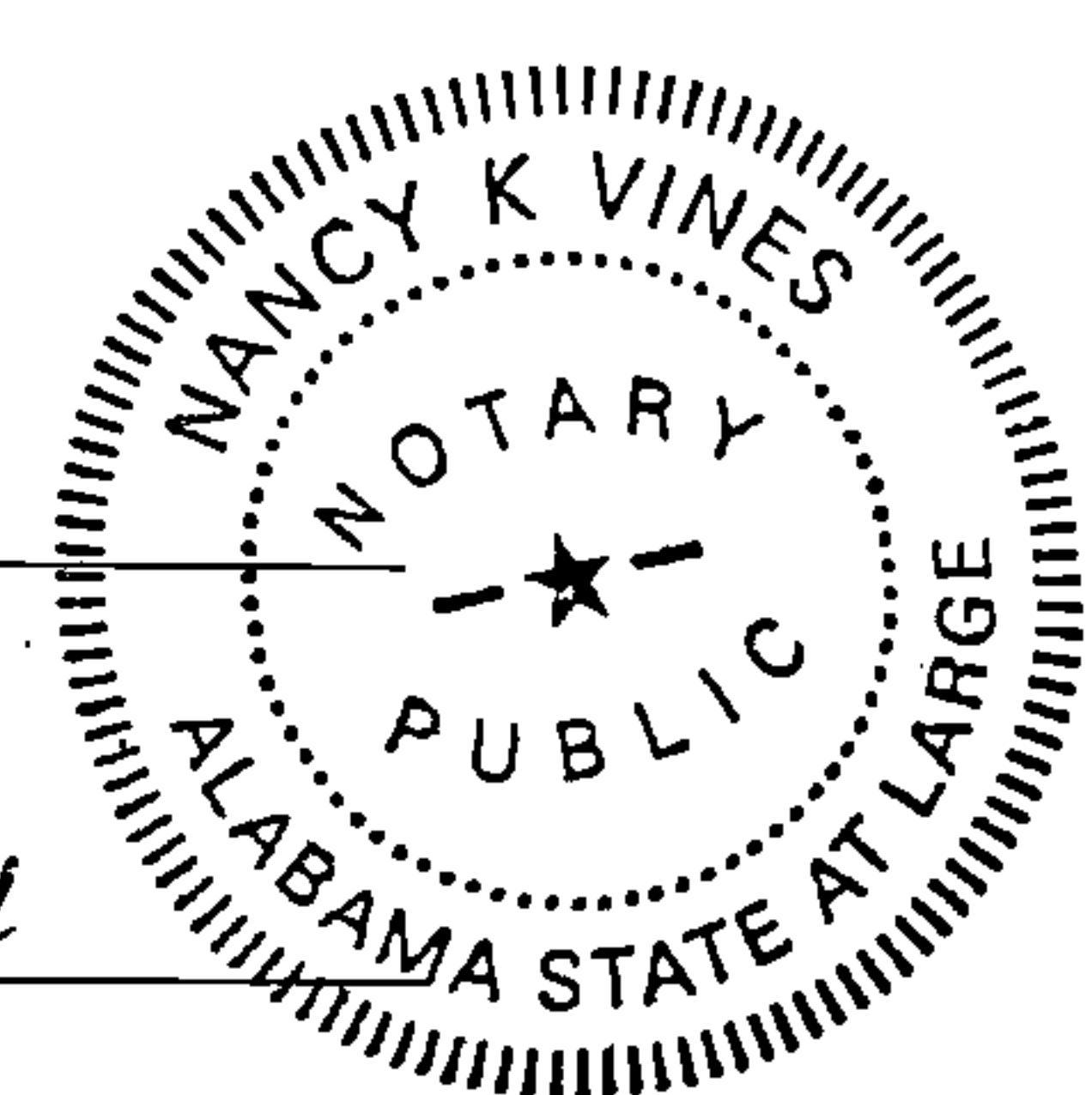
COUNTY OF JEFFERSON

I, Nancy K. Vines, a Notary Public, in and for said State and County, hereby certify that **SHERRELL MURPHY** and **DAVID P. MURPHY, SR.** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 10th
day of August, 2022.

Nancy K. Vines
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/23/2024



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec.

20220810000312700 3/3 \$84.00
Shelby Cnty Judge of Probate, AL
08/10/2022 12:24:47 PM FILED/CERT

Grantor's Name
Mailing Address

David P. Murphy SR
Sherrell J. Murphy

Grantee's Name
Mailing Address

David P. Murphy JR.
1416 Old Boston RD
Alabaster, AL 35007

Property Address

1416 Old Boston RD
Alabaster, AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 166,000

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 1/3 interest \$4,780

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 8/10/22

Print Sherrell J. Murphy

Unattested

(verified by)

Sign Sherrell J. Murphy
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1