

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Thomas J. Nelson and Julia Allen Nelson  
280 Laredo Drive  
Hoover, AL 35226

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this June 7, 2023**, That for and in consideration of **EIGHT HUNDRED FIFTY THOUSAND AND NO/100 (\$850,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **EDWARD MURPHREE, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **THOMAS J. NELSON and JULIA ALLEN NELSON**, (herein 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, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

**Parcel 1:**

The West one-half (W1/2) of the Northeast Quarter (NE1/4) of Section 29, Township 21, Range 1 East. Situated in Shelby County, Alabama.

**Parcel 2:**

The NE 1/4 of the NE 1/4; and the W 1/2 of the SE 1/4 of the NE 1/4, Section 29, Township 21 South, Range 1 East, Shelby County, Alabama.

**Parcel 3:**

The East half of the Southeast Quarter of the Northeast Quarter of Section 29, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Together with an easement for a private road over and across the following described real estate, to-wit: Begin at a point on the West right of way line of Shelby County Highway No. 61, which point is 20 feet South of the North line of the NE 1/4 of SW 1/4 of Section 28, Township 21 South, Range 1 East and run thence in a Westerly direction and parallel with the North line of said quarter-quarter section (and along the South line of property described in Deed Book 295, at Page 121, Office of Judge of Probate of Shelby County, Alabama) a distance of 301.69 feet; thence turn an angle of 55 degrees 04 minutes to the right (and continuing along the property line as described in Deed Book 295, at Page 121) and run a distance of 20 feet to a point on the South line of the SW 1/4 of NW 1/4 of said Section 28, Township 21 South, Range 1 East; thence run West along the South line of said quarter-quarter section to the Southwest corner of said quarter-quarter section; thence run North along the West line of said quarter-quarter section, a

distance of 60 feet; thence run East, parallel with the South property line, as described herein, to a point on the West right of way line of said Shelby County Highway No. 61; thence run South along the West right of way line of said Shelby County Highway No. 61 a distance of 60 feet to the point of beginning.

ALSO, the South 60 feet of the East Half of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 29, Township 21 South, Range 1 East

ALSO, the South 60 feet of the West Half of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 29, Township 21 South, Range 1 East.

Subject to:

1. General and special taxes or assessments for the year 2023 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

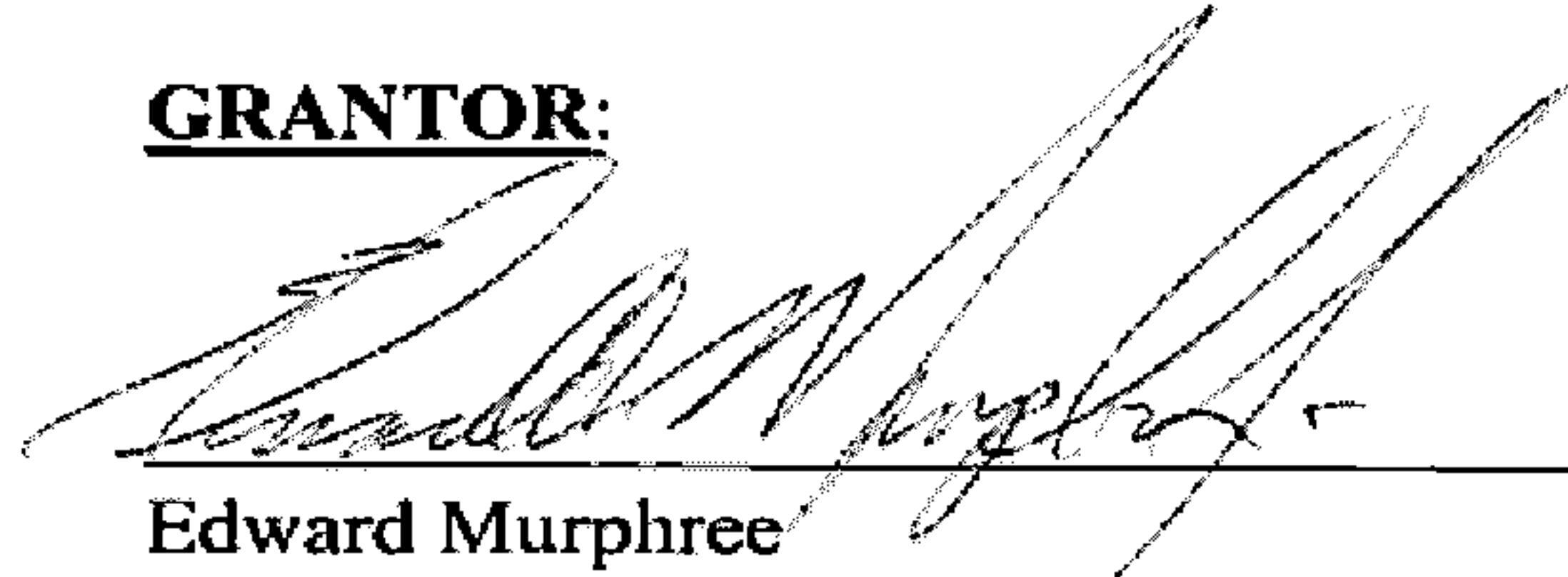
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of June 7, 2023.

**GRANTOR:**

  
Edward Murphree

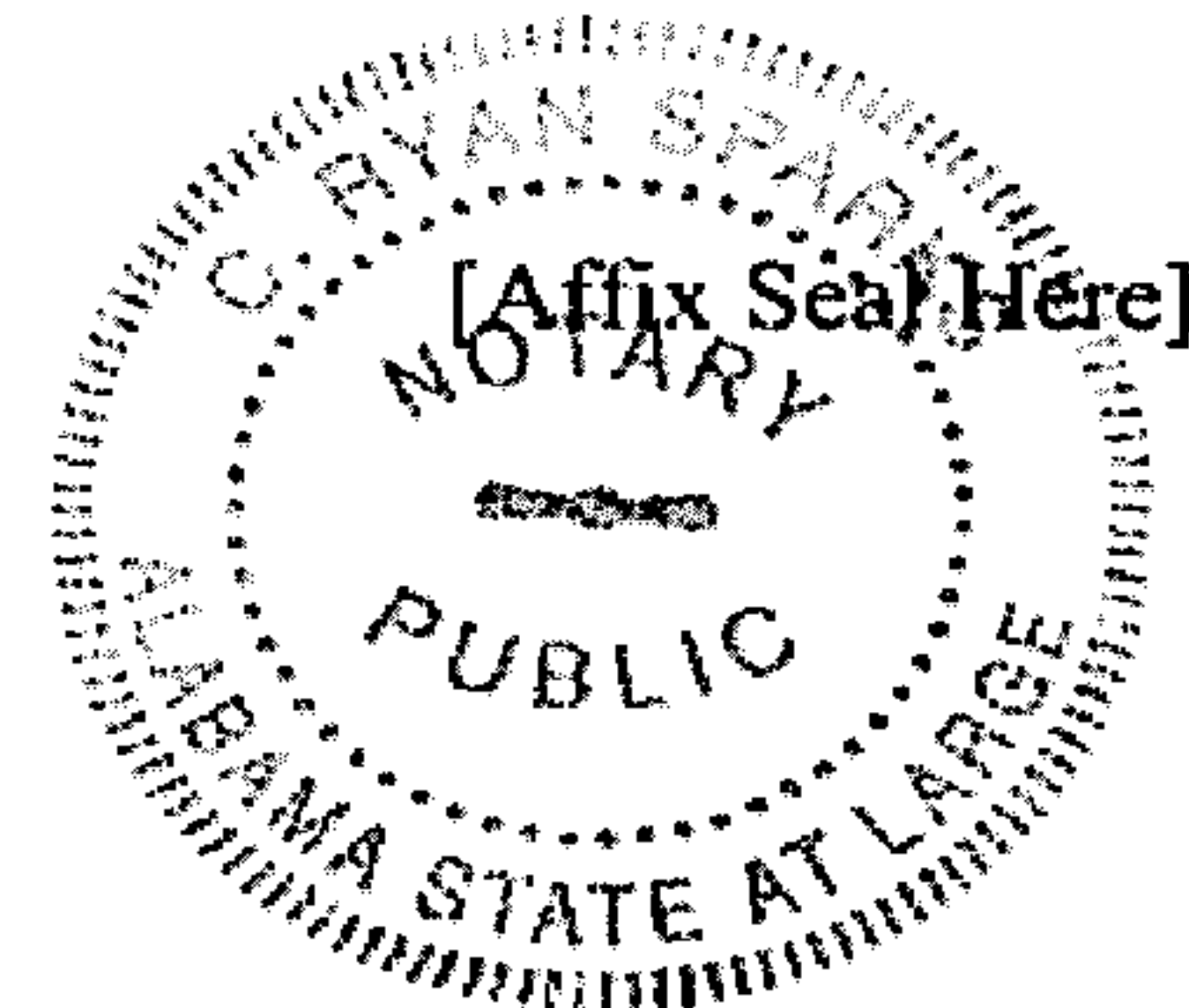
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Edward Murphree, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Edward Murphree executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of June 7, 2023.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/12/2023 09:30:44 AM  
 \$881.00 BRITTANI  
 20230612000175300

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name Edward Murphree  
 Mailing Address \_\_\_\_\_  
4427 Hwy 61  
Columbiana, AL 35051

Grantee's Name Thomas J. Nelson  
 Mailing Address \_\_\_\_\_  
Julia Allen Nelson  
280 Laredo Drive  
Hoover, AL 35226

Property Address Copper Road, Columbiana, AL 35051  
20-9-29-0-000-002.000  
20-9-29-0-000-001.000  
20-9-29-0-000-007.000

Date of Sale 6/7/23  
 Total Purchase Price \$ 850,000.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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 6/7/23

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1