


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEES.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20230915000278470 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
09/15/2023 01:31:01 PM FILED/CERT

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the exchange of land of equal value and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Samuel W. Brown and wife, Debra Brown (herein referred to as Grantor)** grant, bargain, sell and convey unto **Ruth N. Murphy (herein referred to as Grantee)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

#3

COMMENCE AT A FOUND 1 1/2" OPEN TOP PIPE LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00°56'20" EAST FOR A DISTANCE OF 313.53 FEET TO A FOUND 2" PIPE; THENCE RUN NORTH 01°01'11" EAST FOR A DISTANCE OF 92.88 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 49°28'32" WEST FOR A DISTANCE OF 204.82 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 79°52'48" WEST FOR A DISTANCE OF 198.53 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 43°53'39" EAST FOR A DISTANCE OF 100.65 FEET TO A FOUND 1/2" REBAR; THENCE RUN SOUTH 49°28'32" EAST FOR A DISTANCE OF 165.31 FEET TO THE **POINT OF BEGINNING..**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEE.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of September, 2023.


Samuel W. Brown


Debra Brown

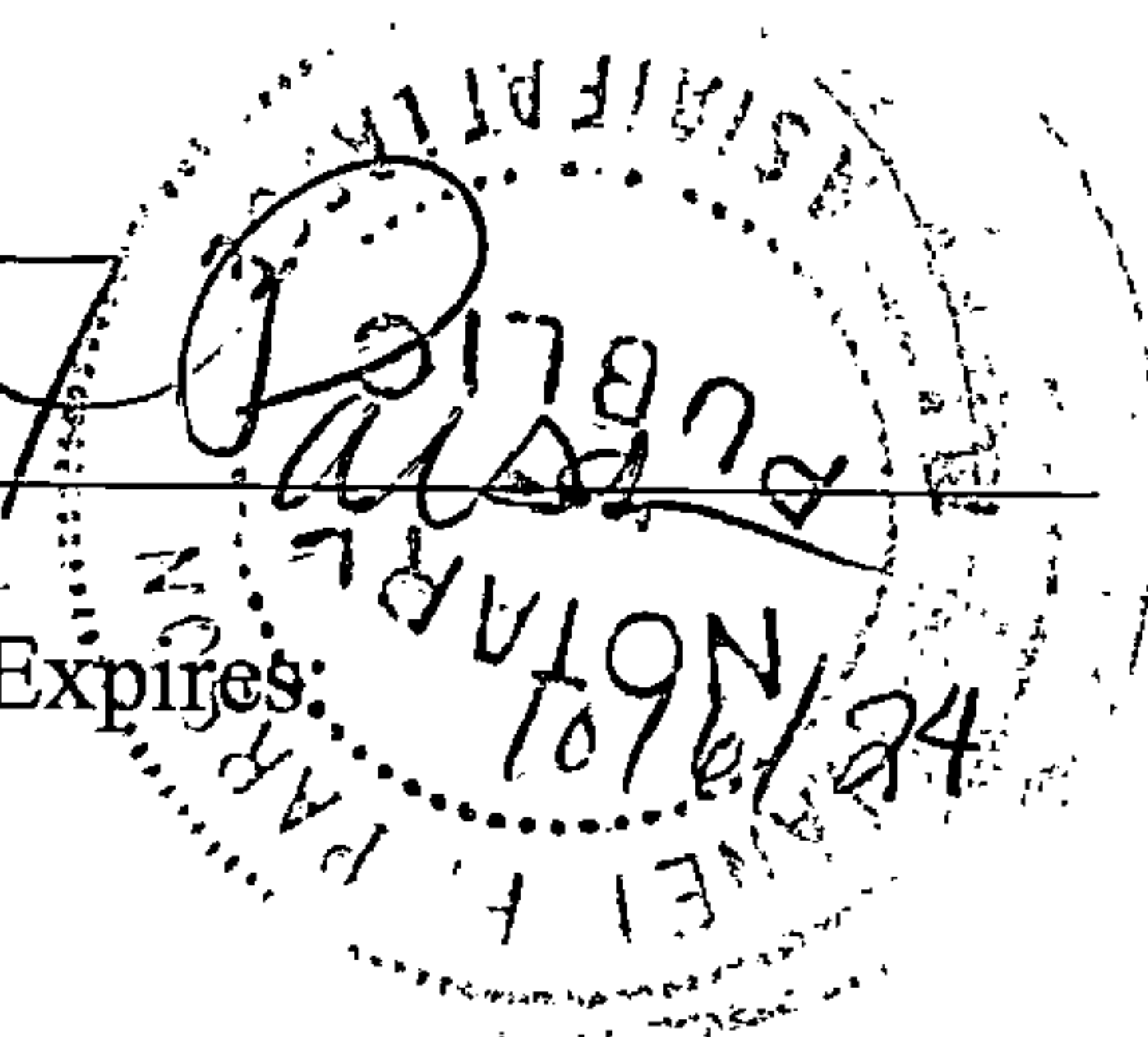
STATE OF ALABAMA)
COUNTY OF SHELBY

Shelby County, AL 09/15/2023
State of Alabama
Deed Tax: \$9.50

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Samuel W. Brown and wife, Debra Brown, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, 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 1st day of September, 2023.


Notary Public
My Commission Expires: 10/15/24



Real Estate Sales Validation Form

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

Grantor's Name Samuel W Brown
Mailing Address 83 Norris Lane
Alabaster, AL 35007

Grantee's Name Ruth N Murphy
Mailing Address 3590-B Pelham Parkway #149
Pelham, AL 35124

Property Address Vacant

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 9,500.00
or
Assessor's Market Value \$ 0.19/acre swapped

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 any

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 9/15/2023

Unattested

(verified by)

Print

Sign

Ruth N. Murphy

Ruth N. Murphy

(Grantor/Grantee/Owner/Agent) circle one

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