

This Instrument was Prepared by: Send Tax Notice To: Jody B Padilla

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29463

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Thirty Seven Thousand Four Hundred Fifty Dollars and No Cents (\$137,450.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Edward Murphree**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jody B Padilla**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

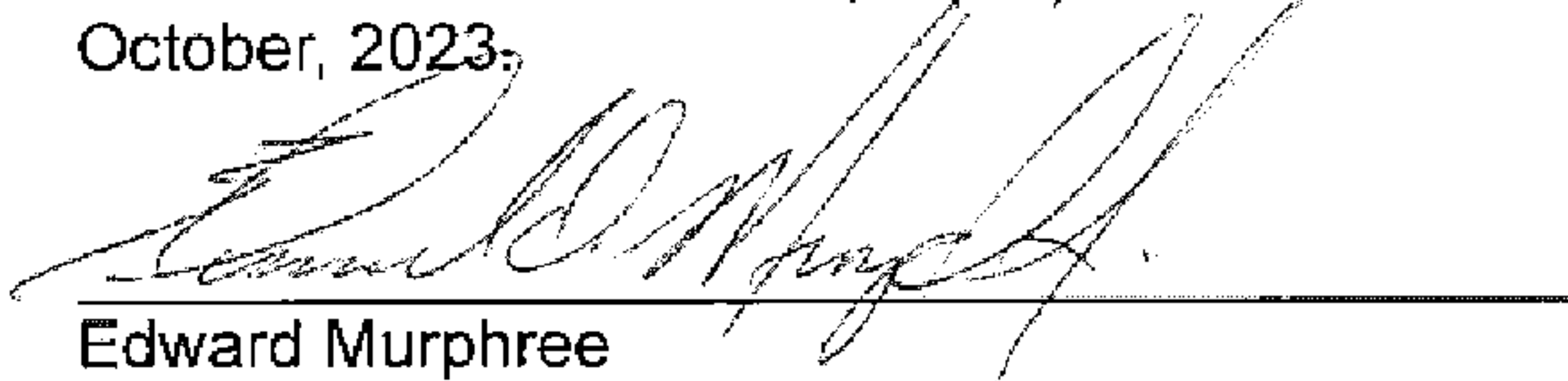
SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantor herein or spouse.
Also included are easement rights as referenced in Real Book 327, Page 218, Inst. #1994-31086 and Inst. #1994-31088, Probate Office, Shelby County, Alabama.
\$116,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

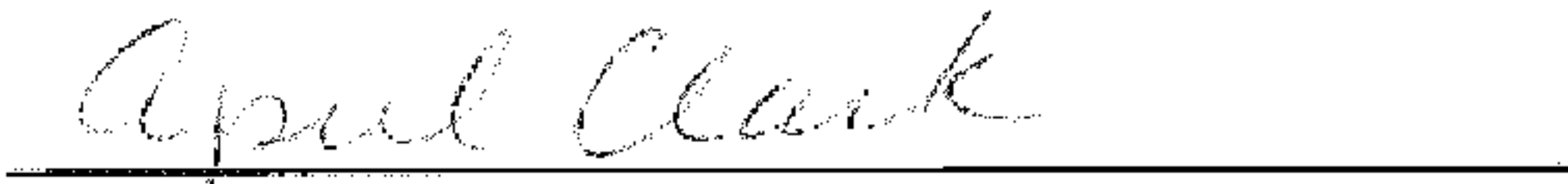
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of October, 2023.


Edward Murphree

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Edward Murphree, 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 and official seal this the 20th day of October, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

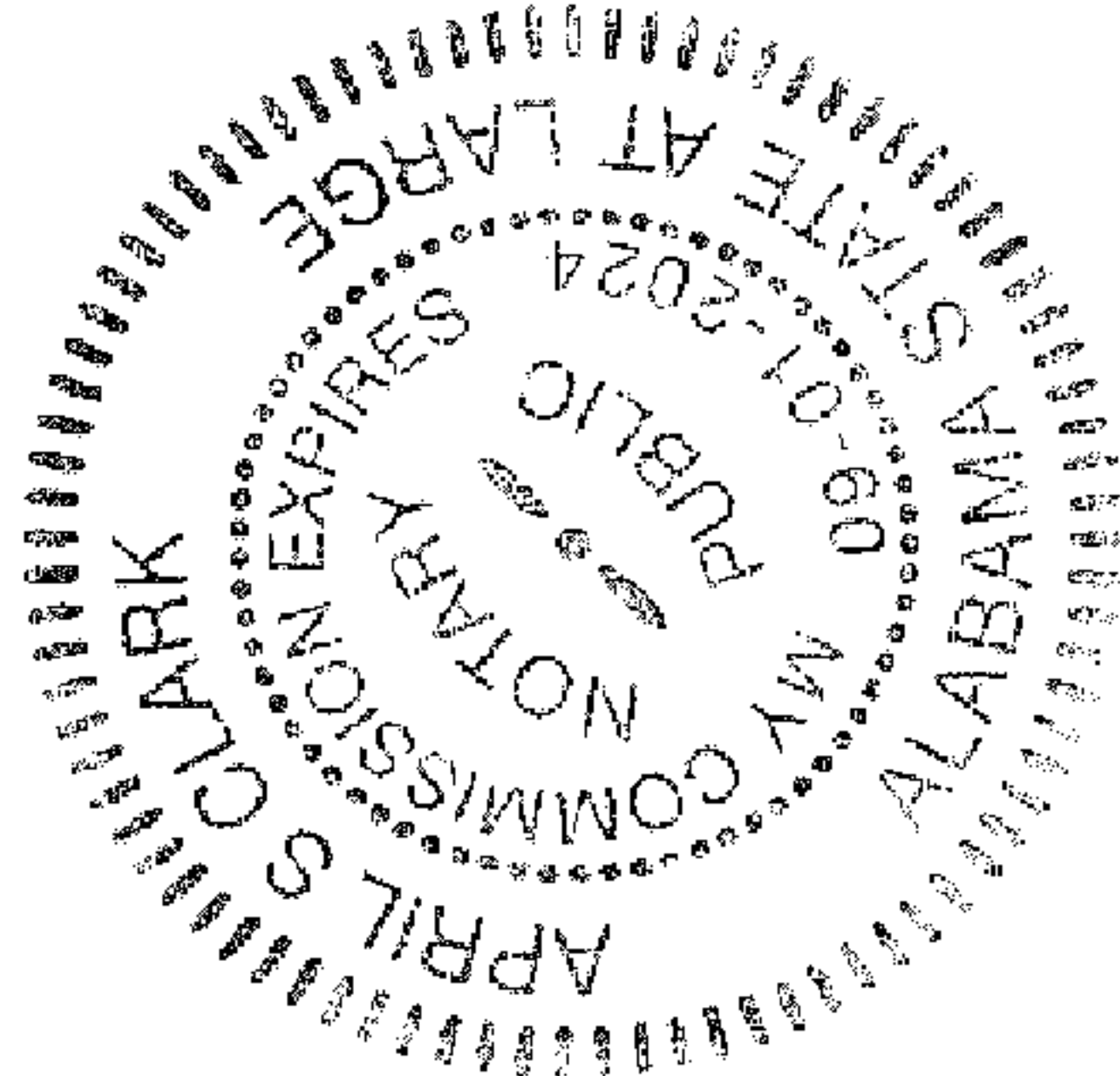


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW Corner of the NE 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°36'12"E a distance of 1665.99' to the POINT OF BEGINNING; thence continue N89°36'12"E a distance of 1685.98'; thence N00°54'17"W a distance of 679.03'; thence S89°53'20"W a distance of 1692.90'; thence S01°28'22"E a distance of 687.75' to the POINT OF BEGINNING.

ALSO AND INCLUDING / SUBJECT TO a Non-exclusive Right-of-Way and Utility Easement over and across and including an existing dirt road, with a uniform width of 60.00', as recorded in Instrument #1994-31086 and #1994-31088 and an easement for a private road as recorded in Deed Book 327, Page 218, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Highway 61

Grantee's Name Jody B Padilla
 Mailing Address 12014 Hidden Forest Lane
Montevallo, AL 35115

Property Address Columbiana, AL 35051

Date of Sale October 20, 2023
 Total Purchase Price \$137,450.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 of 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 October 18, 2023

Print Edward Murphree

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/20/2023 01:43:25 PM
 \$165.50 BRITTANI
 20231020000310670

Form RT-1

Alvin S. Bayl