

This Instrument was Prepared by:

Send Tax Notice To: Edward Murphree Jr

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

P.O. Box 302
Chelsea, AL 35043

File No.: 499

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Nine Hundred Sixty Thousand Dollars and No Cents (\$960,000.00)**, 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, **Argenis Zabala and Cynthia Zabala**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edward Murphree Jr**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 13, according to the Survey of Greystone, 8th Sector, Phase I, as recorded in Map Book 21, Page 151, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260, in the Office of the Judge of Probate of Shelby County, Alabama, and all amendments thereto.

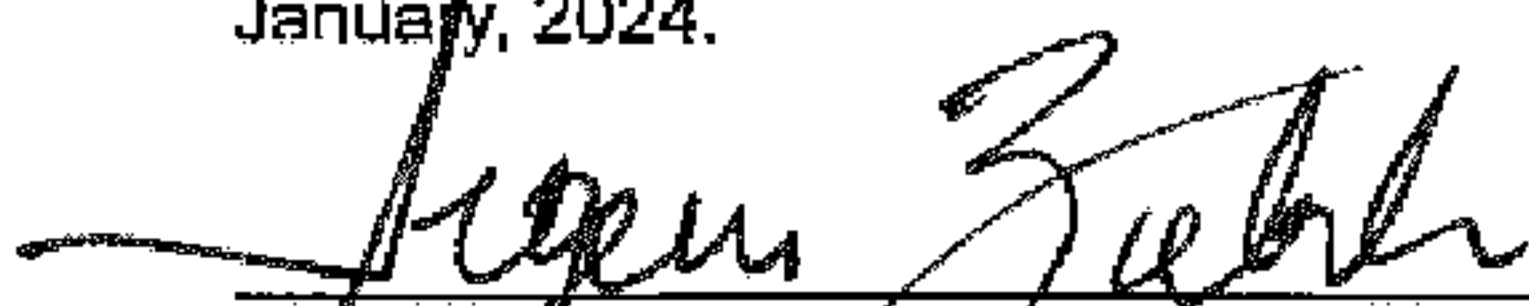
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$0.00 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 18th day of January, 2024.


Argenis Zabala


Cynthia Zabala

State of Alabama

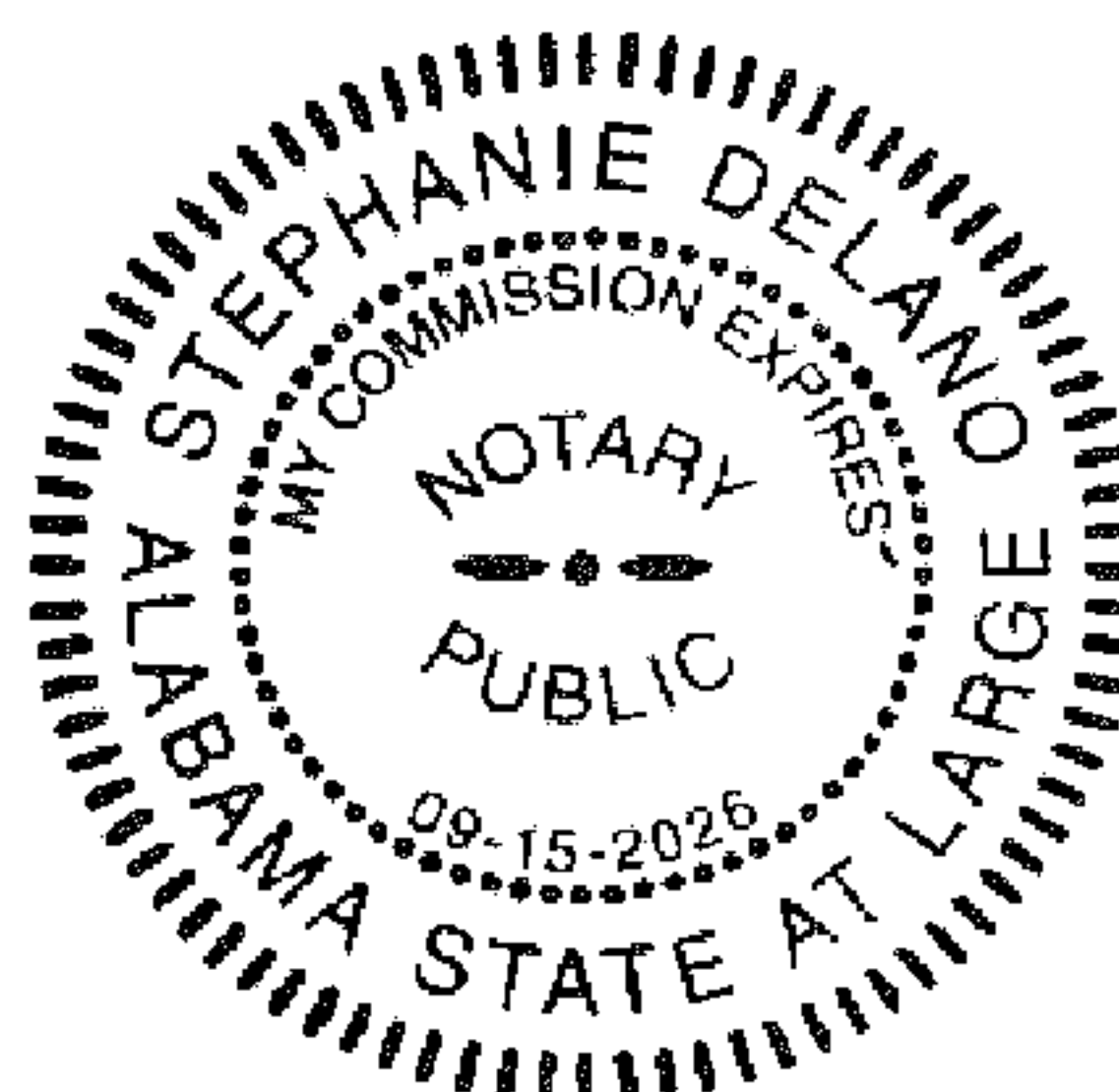
County of Lee

I, Stephanie Delano Notary Public in and for the said County in said State, hereby certify that Argenis Zabala and Cynthia Zabala, 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 17 day of January, 2024.


Notary Public, State of AL

My Commission Expires: 9/15/2026



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Argenis Zabala Cynthia Zabala	Grantee's Name	Edward Murphree Jr
Mailing Address	<u>835 Bishop Ct</u> <u>Bham, AL 35242</u>	Mailing Address	<u>P.O. Box 302</u> <u>Chelsea, AL 35043</u>
Property Address	<u>835 Bishops Ct.</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>January 18, 2024</u>
		Total Purchase Price	<u>\$960,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 January 12, 2024

Print Argenis Zabala

Unattested

Sign Argenis Zabala

(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
01/19/2024 10:06:19 AM
\$985.00 JOANN
20240119000014560

Form RT-1



Allen S. Boyd