

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Two Hundred Seventy-Five Thousand and No/100 Dollars (\$275,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Karrah Murphey and Austin Murphey, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Taylor Lee Johnson and Caitlan Marie Johnson** (herein referred to as grantees) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**


For ad valorem tax purposes only, the address of the above-described property is **168 Dixie Lane, Vincent, AL 35178**.

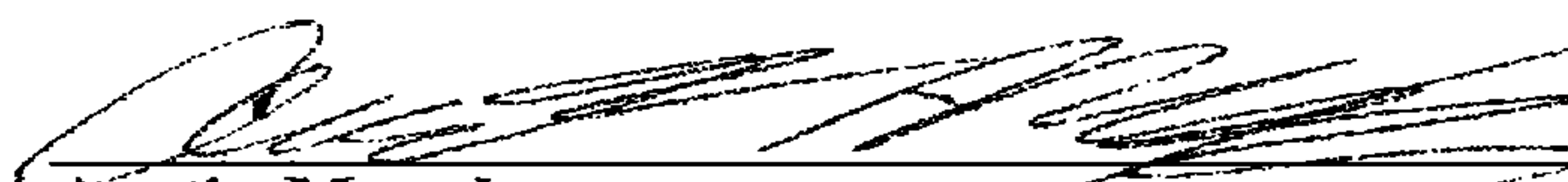
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

**TO HAVE AND TO HOLD** to the said **GRANTEES** for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, **WARRANT AND DEFEND** the same to the **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 22<sup>nd</sup> day of November, 2024.

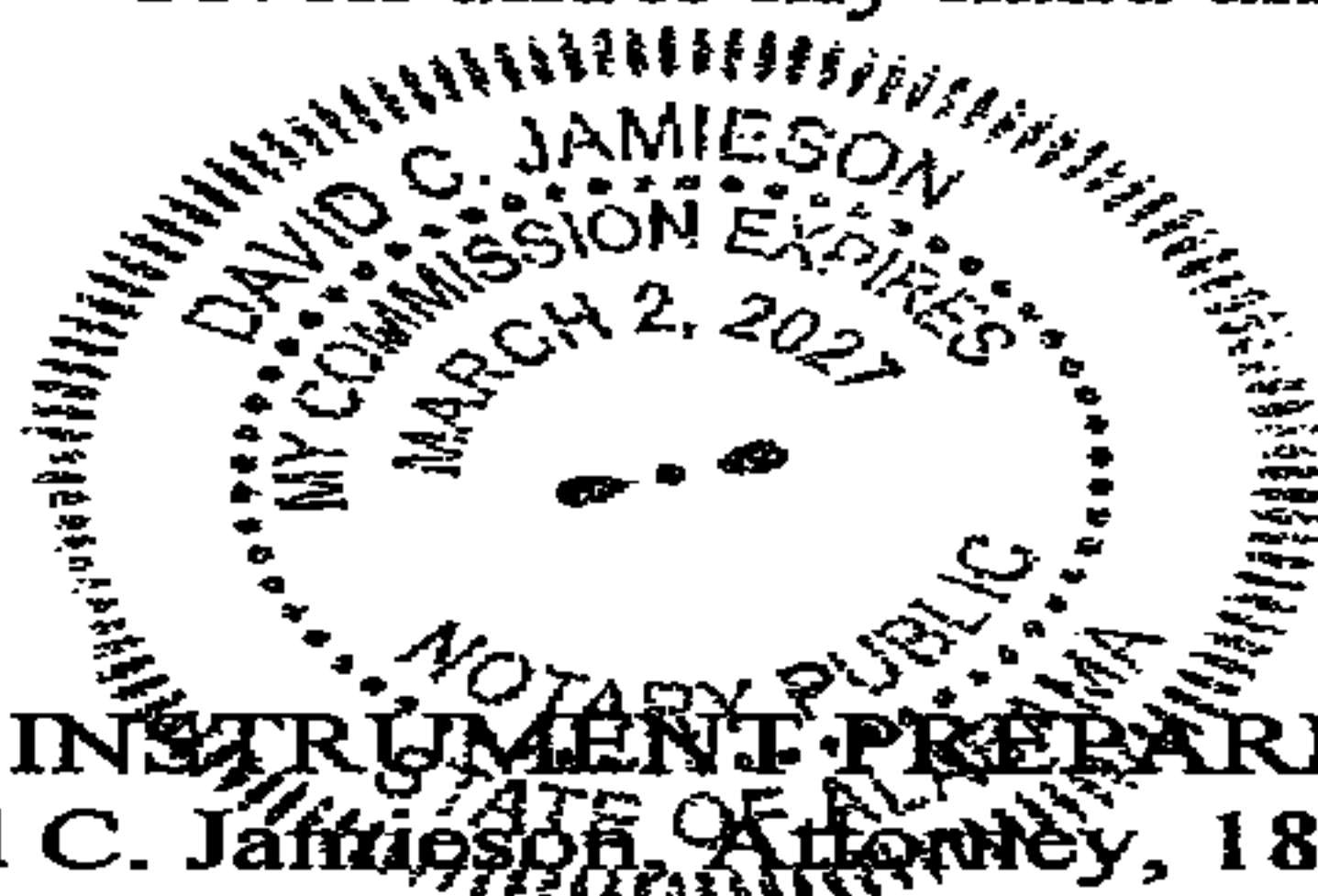
  
\_\_\_\_\_  
Karrah Murphey

  
\_\_\_\_\_  
Austin Murphey

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Karrah Murphey and Austin Murphey**, 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 and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of November, 2024.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 3/2/27

**THIS INSTRUMENT PREPARED BY:**  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

**AFTER RECORDING, RETURN TO:**  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

**EXHIBIT A**

Legal Description:

**BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OF PINE HILL SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 45, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 200.07 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST A DISTANCE OF 103.60 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST A DISTANCE OF 465.14 FEET; THENCE SOUTH 23 DEGREES 15 MINUTES EAST A DISTANCE OF 261.02 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 06 SECONDS WEST A DISTANCE OF 821.87 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING. ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**AND ALSO**

**Part of Lot 10, Block 4, Pine Hill, as recorded in Map Book 4 Page 45 in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of said Lot 10, Block 4, and run N 87 degrees 24'20" W along the South line of said Lot 10 for 150.51 feet to the SW corner thereof; thence run N 00 degrees 24'55" E along the West line of said Lot 10 for 20.00 feet; thence run S 79 degrees 51'35" E for 152.19 feet to the point of beginning, containing 1500 square feet.**

Commonly known as: 168 Dixie Lane, Vincent, AL 35178



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/03/2024 02:46:16 PM  
 \$36.50 PAYGE  
 20241203000372660

*Allen S. Bayal*

### Real Estate Sales Validation Form

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

Grantor's Name Karrah Murphey  
 Mailing Address 42 Meadow Drive  
Vincent, AL 35178

Grantee's Name Taylor Lee Johnson  
 Mailing Address 708 Royal Oaks Drive  
Hoover, AL 35244

Property Address 168 Dixie Lane  
Vincent, AL 35178

Date of Sale November 22, 2024  
 Total Purchase Price \$275,000.00

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

☐ 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 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 November 22, 2024

Print Leanne E. Ward

☐ Unattested

Sign Leanne E. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one