

20121219000484640 1/3 \$240.00
Shelby Cnty Judge of Probate, AL
12/19/2012 11:27:54 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, **James H. Moore**, a widower, (hereinafter referred to as Grantor), in hand paid by **James H. Moore as Trustee of the James H. Moore Irrevocable Grantor Trust dated December 12, 2012**, (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee the following-described real estate situated in Shelby County, Alabama, to wit:

The W ½ of the SW ¼ and all that part of the SE ¼ of the SW ¼ lying West of Muddy Prong Creek in Section 10, Township 19 South, Range 1 East, also 2.5 acres in the southwest corner of the NE ¼ of the SW ¼ of said Section 10.

Said property being parcel number 08-2-10-0-000-002.000 in the Office of the Revenue Commissioner of Shelby County, Alabama.

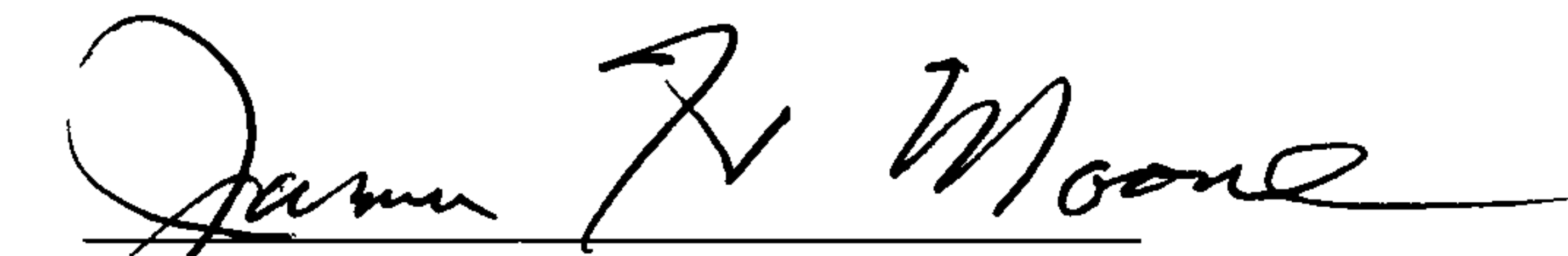
Reference: Deed Book 284, Page 599.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

This property is not the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns forever.

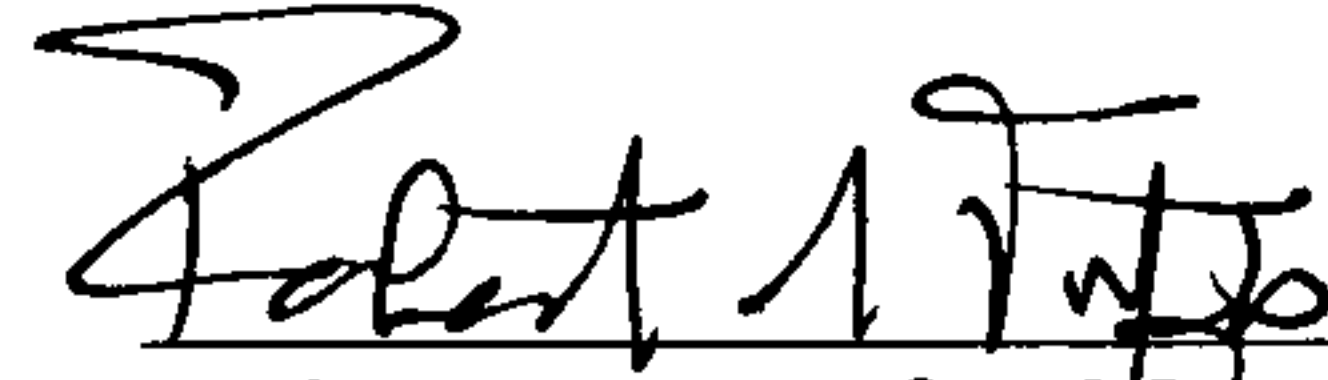
IN WITNESS WHEREOF, I the said James H. Moore have hereunder set my hand and seal, this 12th day of December, 2012.


James H. Moore

STATE OF ALABAMA
COUNTY OF LEE

I, Robert A. Tufts, a Notary Public for the said County in said State, do hereby certify that James H. Moore whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of December, 2012.



Robert, A. Tufts, Notary Public
My Commission Expires: 12/04/2013

Send Tax Notice to: 8317 Farley Ave., Leeds, AL 35094-4111



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Prepared **With Out Title Opinion** by: Robert A. Tufts, Attorney at Law
P.O. Box 2099, Auburn, AL 36831-2099

Real Estate Sales Validation Form

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

Grantor's Name James H. Moore
Mailing Address 8317 Farley Ave
Leeds, AL 35094

Grantee's Name James H. Moore, Trustee
Mailing Address 8317 Farley Ave
Leeds, AL 35094

Property Address (wra) 10 acres

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 221,600.00

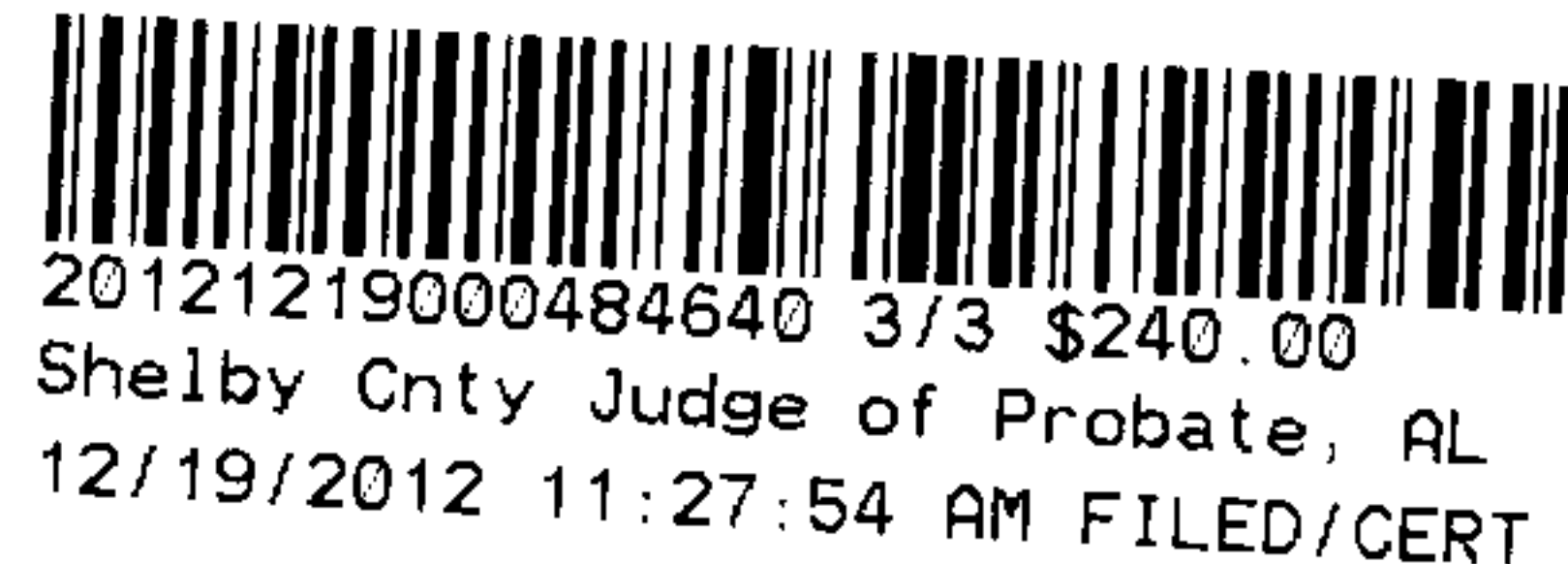
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other tax assessors' value (checked)

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 pe 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 12/15/12

Print Robert A. Trusts

Unattested (verified by)

Sign Robert A Trusts (Grantor/Grantee/Owner/Agent) circle one