

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: McDonald Strong
489 Hwy 74
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ninety Thousand dollars and Zero cents (\$90,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Weitzel E. Moore and wife, Ina Coline Moore (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto McDonald Strong (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 AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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, we have hereunto set our hand(s) and seal(s), this 31st day of July, 2013.

_____	(SEAL)	<u>Weitzel E. Moore</u>	(SEAL)
		Weitzel E. Moore	
_____	(SEAL)	<u>Ina Coline Moore</u>	(SEAL)
		Ina Coline Moore	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Weitzel E. Moore and wife, Ina Coline Moore 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 31st day of July, 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20130731000312220 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
07/31/2013 03:49:45 PM FILED/CERT

Shelby County, AL 07/31/2013
State of Alabama
Deed Tax:\$90.00

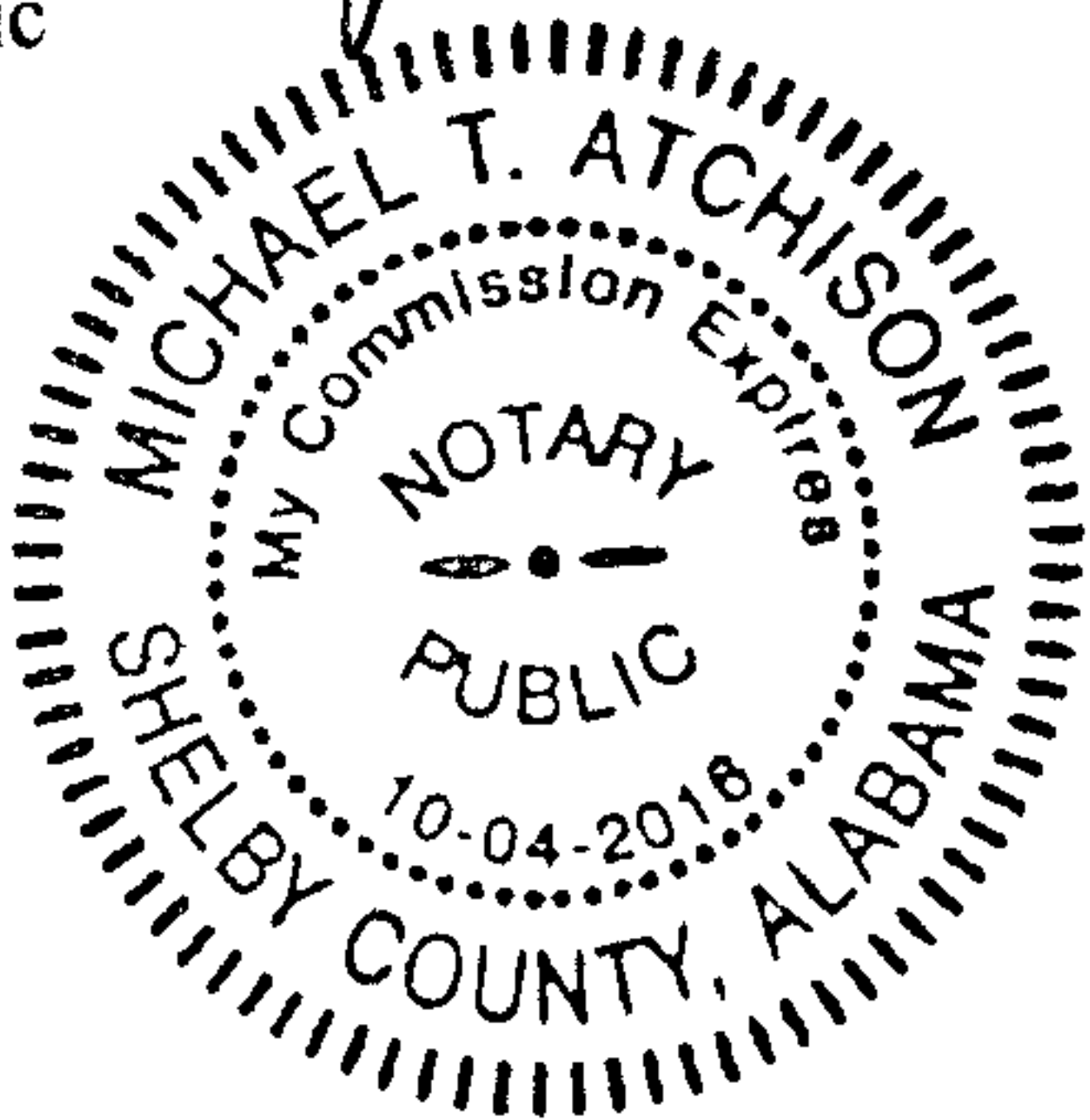


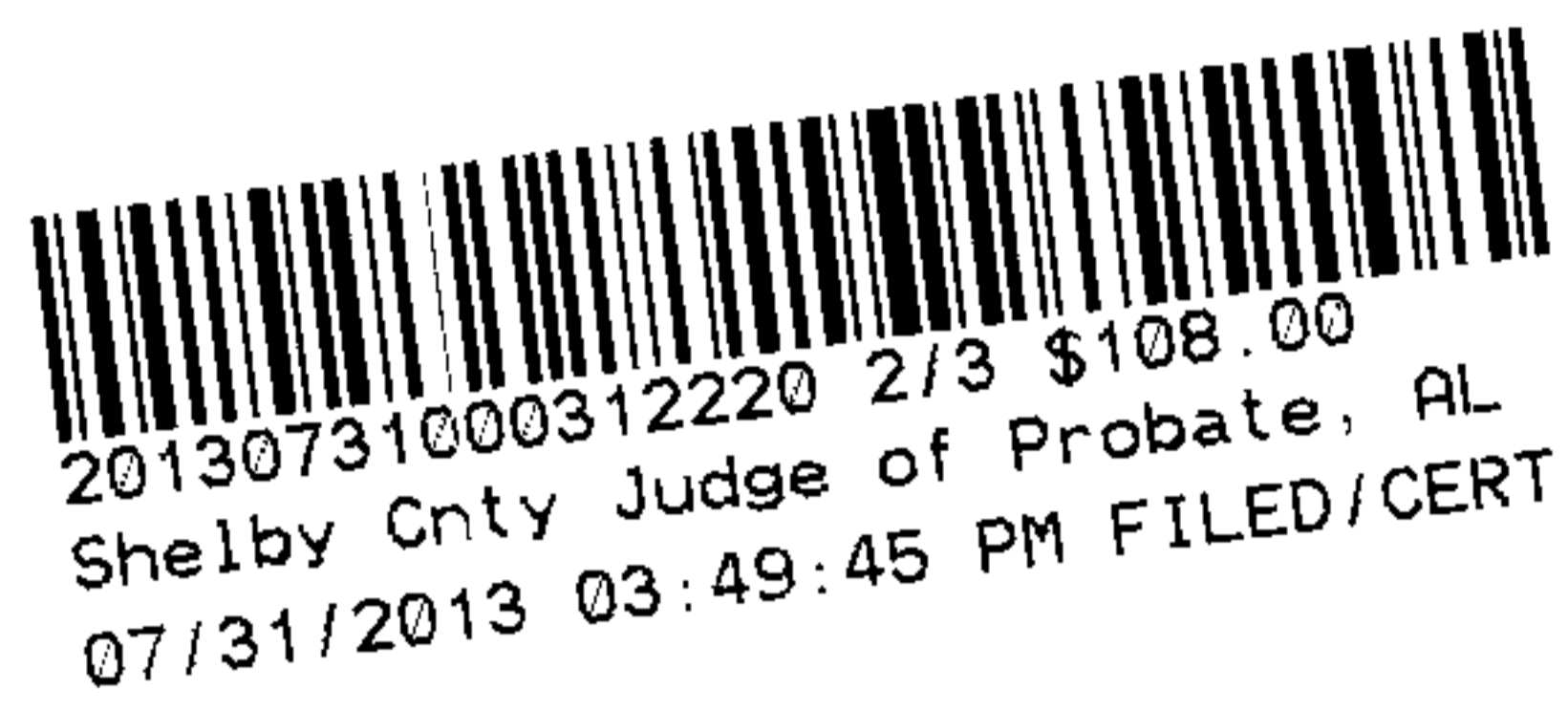
EXHIBIT A

PARCEL I:

Commence at the Southwest corner of the NE ¼ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 89 degrees 52 minutes 33 seconds East for 495.39 feet to the point of beginning; from said point of beginning, run North 00 degrees 07 minutes 27 seconds West for 535.76 feet; thence run South 81 degrees 30 minutes 37 seconds East for 1665.79 feet to the West right of way of Moore Drive; thence along said road, along a curve to the left, having a radius of 816.74 feet and a chord bearing and distance of South 35 degrees 28 minutes 33 seconds for 350.98 feet; thence leaving said road, run South 89 degrees 52 minutes 33 seconds West for 1850.08 feet to the point of beginning.

PARCEL II:

Begin at the Southwest corner of the Northeast ¼ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 00 degrees 03 minutes 33 seconds East for 664.63 feet to the centerline of a 100-foot Alabama Power Transmission line easement; thence run along said centerline of said easement South 81 degrees 30 minutes 37 seconds East for 406.53 feet; South 81 degrees 30 minutes 37 seconds East for 958.30 feet; and South 81 degrees 30 minutes 38 seconds East for 789.95 feet to the West right of way of Moore Drive; thence along said road, South 10 degrees 06 minutes 11 seconds East for 56.48 feet; thence leaving said road, run North 81 degrees 30 minutes 37 seconds West for 1665.79 feet; thence run South 00 degrees 07 minutes 25 seconds East for 535.76 feet; thence run South 89 degrees 52 minutes 33 seconds West for 495.39 feet to the point of beginning. According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.



Real Estate Sales Validation Form

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

Grantor's Name Walter Moore
Mailing Address 96 Moore Dr
Chelsea 35043

Grantee's Name McDonald Strong
Mailing Address x 489 Hwy 74
Chelsea AL 35043

Property Address ↓

Date of Sale 7-31-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors 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
☒ 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 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 7-31-13
____ Unattested _____
(verified by)

Print x McDonald Strong
Sign McDonald Strong
(Grantor/Grantee/Owner/Agent) circle one



20130731000312220 3/3 \$108.00
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