


The Broadway Group, LLC  
C/O Harrison, Gammons & Rawlinson  
2430 L & N Drive  
Huntsville, AL 35801

STATE OF ALABAMA     )  
                                      :  
COUNTY OF SHELBY     )

  
20160705000231200 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/05/2016 08:54:44 AM FILED/CERT

**WHEREAS, SHERRELL L. MOONEY and RETTA MOONEY NIBLER** acquired title to the hereinafter described property by virtue of that certain deed dated March 19, 2000 and recorded March 22, 2000 as Instrument No. 2000-08956, Probate Records of Shelby County, Alabama, with a life estate reserved by grantees, Calvin L. Mooney and wife, Vivian L. Mooney; and,

**WHEREAS,** the said Calvin L. Mooney and wife, Vivian L. Mooney are deceased and a copy of their death certificates are attached.

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **SHERRELL L. MOONEY**, a Married person, with address of 104 Pine Hill Circle Columbiana AL 35051 and **RETTA MOONEY NIBLER**, a Single person, with an address of 316 West College St Columbiana AL 35051 (the herein "Grantor") for and in consideration of the sum of TWO HUNDRED EIGHTY THOUSAND AND NO/00 (\$140,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to them by **THE BROADWAY GROUP, LLC**, an Alabama limited liability company, (the herein "Grantee") with a mailing address of 216 Westside Square, Huntsville, AL 35801, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **THE BROADWAY GROUP, LLC**, an Alabama limited liability company, the following described real estate located as NE ¼ of NW ¼ of Section 26, Township 21 South, Range 1 West, Columbiana, Alabama, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the NW corner of NE ¼ of NW ¼ of Section 26, Township 21 South, Range 1 West and run South 1°51' East a distance of 704.61 feet; thence turn an angle of 98°56' to the left and run a distance of 210 feet; thence turn an angle of 98°56' to the right and run a distance of 455.3 feet to North margin of West College Street; thence turn an angle of 99°10' to the left and run along North margin of said Street a distance of 100.35 feet to point of beginning; thence continue in the same direction along North margin of said street a distance of 100.0 feet; thence turn an angle of 89°32' to the left and run a distance of 206.25 feet; thence turn an angle of 94°57' to the left and run a distance of 85.67'; thence turn an angle of 80°52' to the left and run a distance of 200.18 feet to the point of beginning.


**THE PROPERTY HEREIN CONVEYED COMPRISES NO PART OF THE HOMESTEAD OF THE UNDERSIGNED GRANTOR AND/OR SPOUSE.**

**TO HAVE AND TO HOLD** THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **THE BROADWAY GROUP, LLC**, an Alabama limited liability company, and unto its successors and assigns forever.

**AND THE UNDERSIGNED**, Grantors, for themselves, their heirs and assigns, do hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, its successors and assigns, from and against themselves, and all persons claiming or holding under them, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that they have a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2016, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

The purchase price or actual value claimed 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 \_\_\_\_\_

  
 20160705000231200 2/4 \$24.00  
 Shelby Cnty Judge of Probate, AL  
 07/05/2016 08:54:44 AM FILED/CERT

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

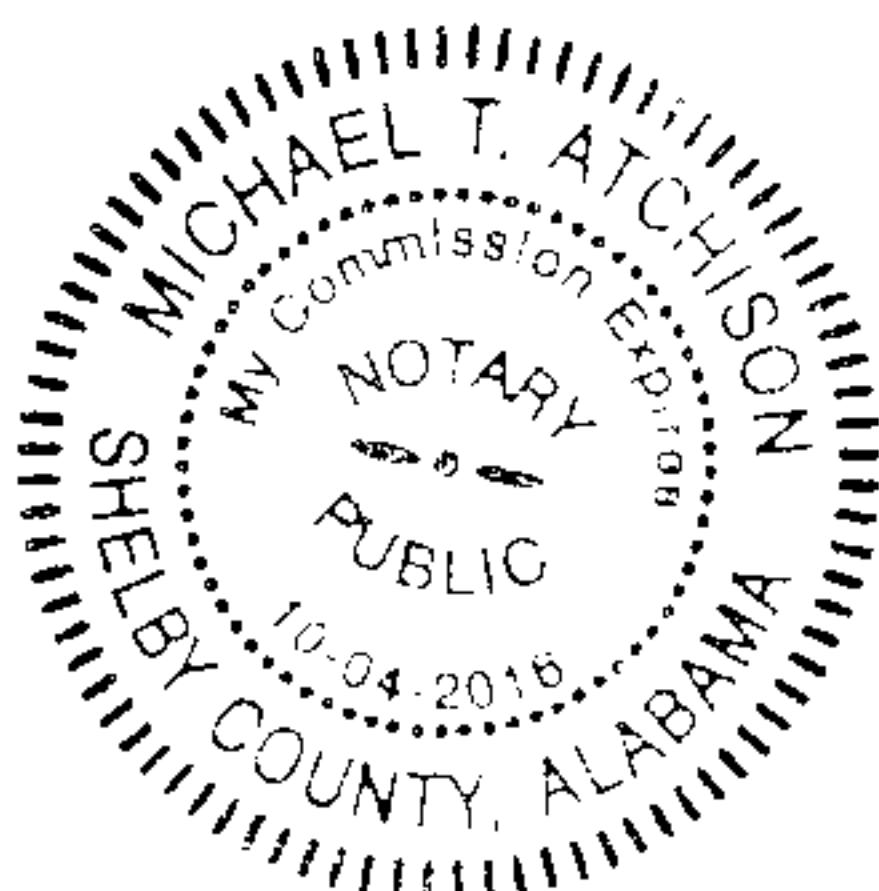
**IN WITNESS WHEREOF**, the Grantors do hereunto set their hands and seals on this the 23rd day of June, 2016.

Sherrell L. Mooney (SEAL)  
 Sherrell L. Mooney

STATE OF ALABAMA     )  
                                       :  
Shelby COUNTY     )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, SHERRELL L. MOONEY, a married person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23rd day of June, 2016.



Michael T. Atchison  
 Notary Public:  
 My Commission Expires: 10-4-18

Retta Mooney Nibler (SEAL)  
Retta Mooney Nibler

STATE OF ALABAMA )

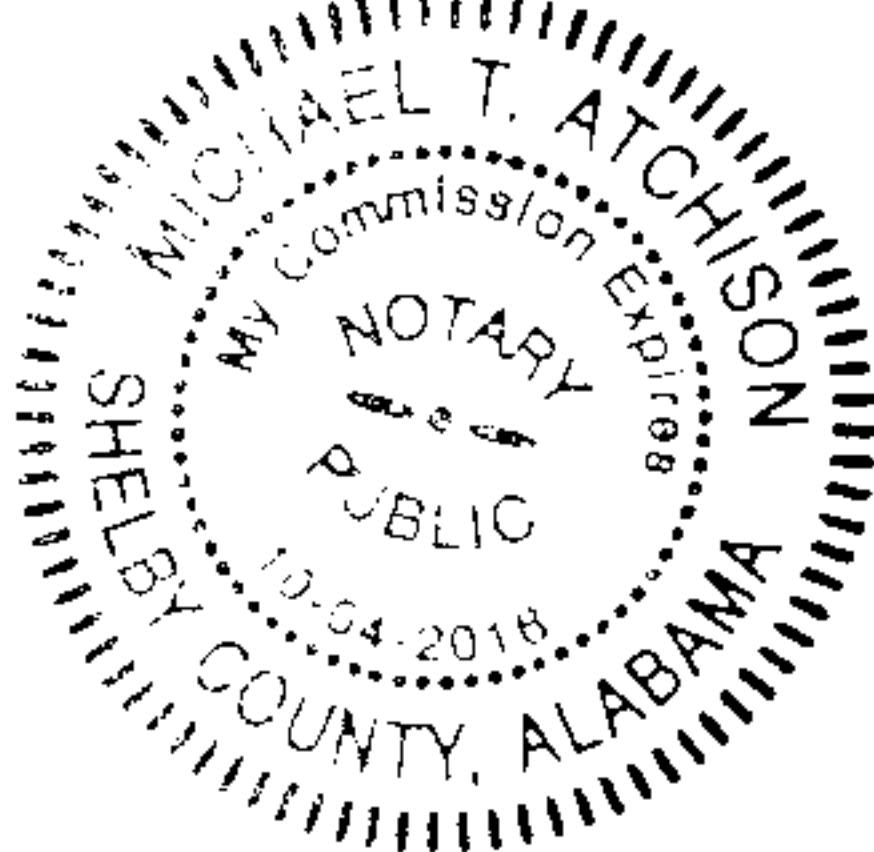
Shelby COUNTY )



20160705000231200 3/4 \$24 00  
Shelby Cnty Judge of Probate, AL  
07/05/2016 08:54:44 AM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, RETTA MOONEY NIBLER, a Single person, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23<sup>rd</sup> day of June, 2016.



Michael T. Atchison  
Notary Public:  
My Commission Expires: 10-4-16

Grantee's Address:

The Broadway Group, LLC  
216 Westside Square  
Huntsville, AL 35801

This instrument was prepared by:  
BETHANY H. SNEED  
Harrison, Gammons & Rawlinson, P.C.  
2430 L & N Drive, Huntsville, AL 35801  
Columbiana, AL THB2173



# Real Estate Sales Validation Form

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

Grantor's Name Sherrell Mooney  
Mailing Address Reta Mooney Nibler  
104 Pine Hill Circle  
Columbiana, AL 35051

Grantee's Name The Broadway Group, LLC  
Mailing Address 410 Harrison, Gammons & Rawlinson  
2430 Land N Drive  
Huntsville, AL 35801

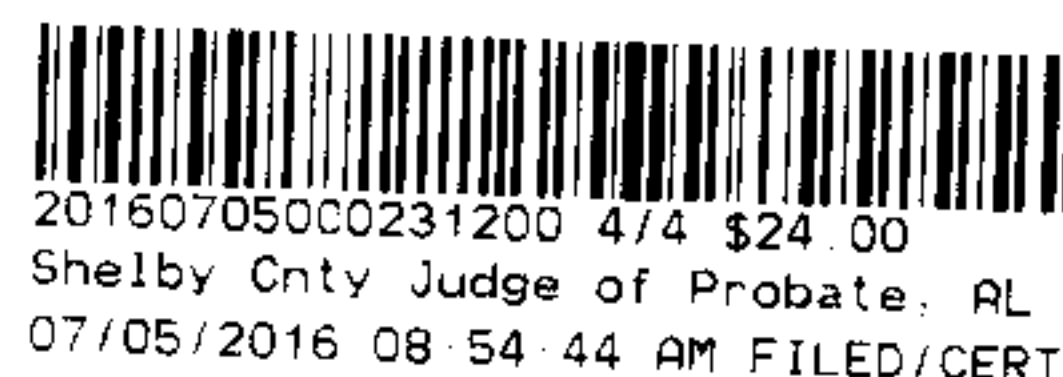
Property Address NE 1/4 of NW 1/4  
Section 24, Township  
21, South Range 1  
West

Date of Sale 6-24-16  
Total Purchase Price \$ 140,000.00  
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 6-24-16

Print Mike T. Atchison

☐ Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one