

FRS File No.: 692414

Customer File No.: 6058-000280

WARRANTY DEED

THE STATE OF LOUISIANA }
COUNTY OF E. BATON ROUGE }
PARISH

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Thousand
and No/100-----(\$300,000.00)----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Andrew W. Carter and Shanon H. Carter, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Tammie Rich Moore and Bradley Jason Moore
of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 41, according to the Survey of Quail Ridge Subdivision, as recorded in Map Book 22, page 35, in the
Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 235 Quail Ridge Road, Helena,
AL 35080, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

****** \$ 285,000.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 10th day of July, 2012.

Andrew W. Carter (Seal)
Andrew W. Carter

Shanon H. Carter (Seal)
Shanon H. Carter

THE STATE OF LOUISIANA
COUNTY OF E. Baton Rouge
PARISH }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Andrew W. Carter married to Shanon H. Carter (fill in marital status) 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 the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 10th day of July, 2012.

Melva Cavanaugh (Seal)
Notary Public

MELVA CAVANAUGH
NOTARY PUBLIC NO. 8976
STATE OF LOUISIANA

My Commission Expires PARISH OF EAST BATON ROUGE
My Commission is for Life

THE STATE OF LOUISIANA
COUNTY OF E. BATON ROUGE
PARISH }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shanon H. Carter married to Andrew W. Carter (fill in marital status) 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 the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 10th day of July, 2012.

Melva Cavanaugh (Seal)
Notary Public

MELVA CAVANAUGH
NOTARY PUBLIC NO. 8976
STATE OF LOUISIANA

My Commission Expires PARISH OF EAST BATON ROUGE
My Commission is for Life

This document prepared by: Liz Barber, Title Specialist, 120 Longwater Drive, Norwell, MA 02061



20120816000303480 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
08/16/2012 11:15:18 AM FILED/CERT

Real Estate Sales Validation Questionnaire

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

Grantor's Name
Mailing Address

Andrew W. Carter
Sharon H. Carter

Grantee's Name
Mailing Address

Tamie Rich Moore
Bradley Jason Moore

Property Address

235 Quail Ridge Road
Helena, AL 35080

Date of Sale

8-1-12

Total Purchase Price \$

300,000

or

Current Assessor's MV \$

Documentary Evidence provided:

☐ Closing Statement

☐ Bill of Sale

☐ Sells Contract

☐ Other

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.
Date 8/2/12

Print
Sign

William H. Halbrooks

William H. Halbrooks
(Agent) circle one

#1 INDEPENDENCE PLAZA #704
BIRMINGHAM, ALABAMA 35209