

This instrument was prepared without benefit of title evidence. Description furnished by grantor.

This instrument was prepared by:

Mike T. Atchison, Attorney

P.O. Box 822

Columbiana, Alabama 35051



20121008000384170 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
10/08/2012 10:44:55 AM FILED/CERT

Send Tax Notice to:

Weitzel E. Moore

96 Moore Drive

Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **WEITZEL E. MOORE and wife, INA COLINE MOORE**(herein referred to as grantors) grant, bargain , sell and convey unto **WEITZEL E. MOORE and wife, INA COLINE MOORE**(herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL E:

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 1364.83 feet; thence continue South 81 degrees 30 minutes 37 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 continue 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 East for 350.98 feet; thence leaving said road, run South 89 degrees 52 minutes 33 seconds West for 1850.08 feet; thence continue 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.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 2nd day of October, ~~2011~~ 2012.


WEITZEL E. MOORE

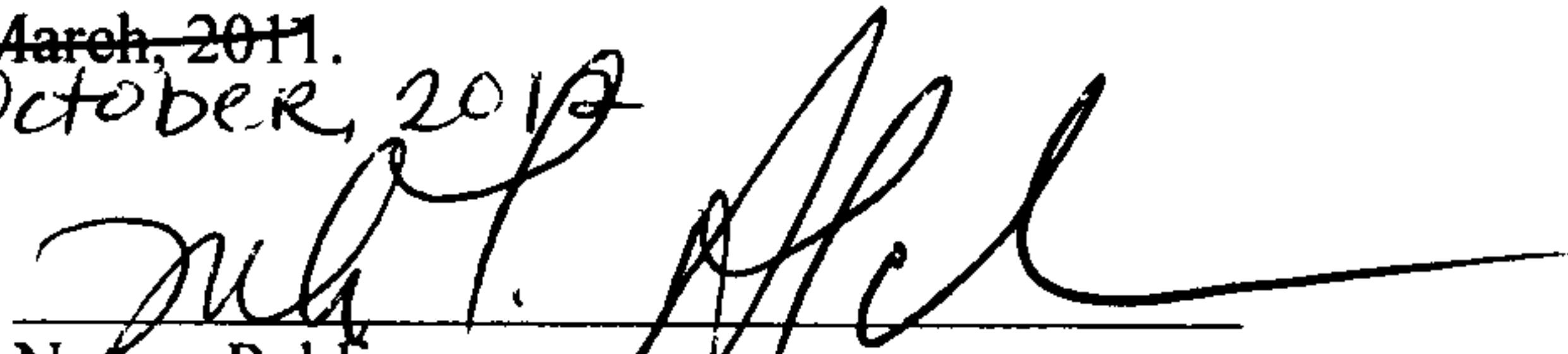

INA COLINE MOORE

Shelby County, AL 10/08/2012
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify 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 2nd day of October, 2011.


Notary Public

My commission expires:

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

Real Estate Sales Validation Form

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

Grantor's Name Weitzel Moore
Mailing Address 96 Moore Dr
Chelsea AL 35043

Grantee's Name Weitzel Moore
Mailing Address 96 Moore Dr
Chelsea AL 35043

Property Address Vacant lot
Chelsea AL

Date of Sale 10-2-12
Total Purchase Price \$ 5000.00
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
Will

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 _____

____ Unattested _____
(verified by)

Print Mike T. Atchison

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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