

This instrument was prepared by:
Hornsby & Dabbs, Attorneys at Law, LLC
116 Bell Street
Gardendale, AL 35071

Send Tax Notice To:
Gardner J Moseley
309 Carriage Lane
Alabaster, AL 35007


20121120000446160 1/3 \$124.00
Shelby Cnty Judge of Probate, AL
11/20/2012 12:23:13 PM FILED/CERT

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY***

That in consideration of Five Hundred Twenty-Two Thousand and No/100---- (\$522,000.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, Kathy S. Estes and Roger D. Estes, husband and wife, herein referred to as grantor, do grant, bargain, sell and convey unto Gardner J. Moseley and wife, Stacy E. Moseley, herein referred to as grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A".

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

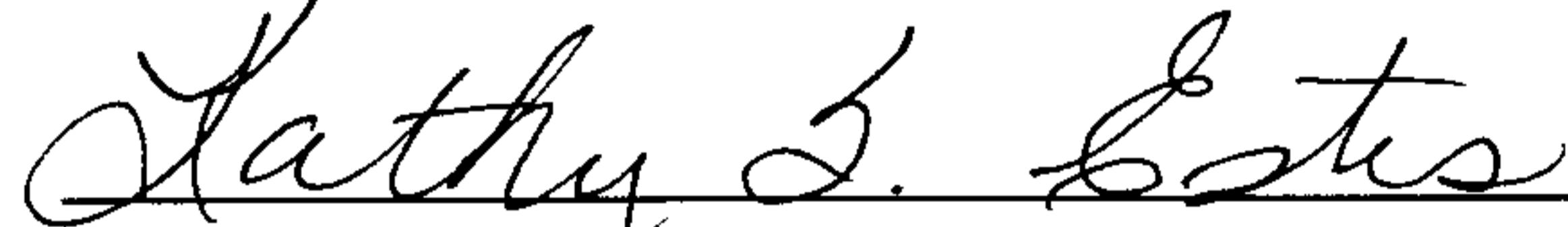
Mineral and mining rights excepted, not owned by grantor.

\$416,000.00 of the above-recited purchase price was applied from the proceeds of a mortgage loan closed simultaneously herewith.

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 grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of October, 2012.



Kathy S. Estes


Roger D. Estes

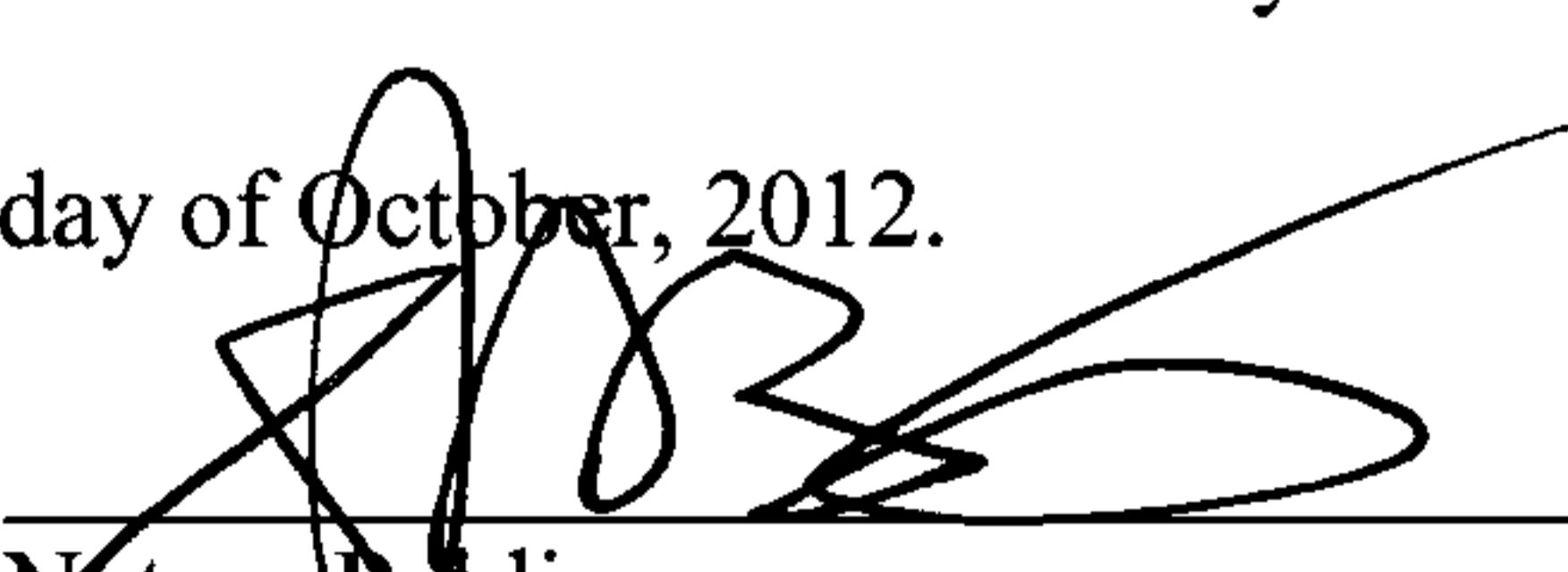
STATE OF ALABAMA*
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy S. Estes and husband, Roger D. Estes, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of October, 2012.

My Commission Expires: 3-25-15



Notary Public

EXHIBIT "A" - LEGAL DESCRIPTION

20121120000446160 2/3 \$124.00
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Parcel I:

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 4 and in the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence run North 00°31'35" West along the East 1/4 - 1/4 line 1493.19 feet to the point of beginning; thence continue last course 369.92 feet; thence run South 70°10'16" West 917.03 feet to a point on the Northeast right of way of Carriage Lane; thence run South 71°12'12" East 53.63 feet to the point of a clockwise curve having a delta angle of 51°46'49" and a radius of 229.78 feet; thence run along the arc of said curve 207.66 feet along said right of way; thence turn South 19°25'23" East and tangent to said curve 134.51 feet along said right of way; thence run North 70°10'16" East 667.47 feet to the point of beginning.

Parcel II:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 9 and in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence run North 00°31'35" West along the East 1/4 - 1/4 line 1082.75 feet to the point of beginning; thence continue last course 410.44 feet; thence run South 70°10'16" West 667.47 feet to a point on the Northeast right of way (right of way) of Carriage Lane; thence run South 19°25'23" East 55.37 feet along said right of way to the point of a counter-clockwise curve having a delta angle of 18°05'31" and a radius of 240.00 feet; thence run along the arc of said curve and right of way 75.78 feet to the point of a counter-clockwise curve having a delta angle of 53°53'11" and a radius of 25.00 feet; thence run along the arc of said curve and right of way 23.51 feet to the point of a clockwise curve having a delta angle of 66°37'17" and a radius of 55.00 feet; thence run along the arc of said curve and right of way 63.95 feet; thence run North 65°13'12" East 139.03 feet; thence run South 77°26'24" East 193.17 feet; thence run South 78°09'17" East 194.93 feet to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Kathy Estes
Mailing Address

Grantee's Name Gardner J Moseley
Mailing Address 309 Carriage Lane
Alabaster, AL 35007

Property Address 309 Carriage Lane
Alabaster, AL 35007

Date of Sale 10/26/12
Total Purchase Price \$ 522,000.00
or
Actual Value \$
or
Assessor's 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 Appraisal
 Sales Contract Other
 Closing Statement

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 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).

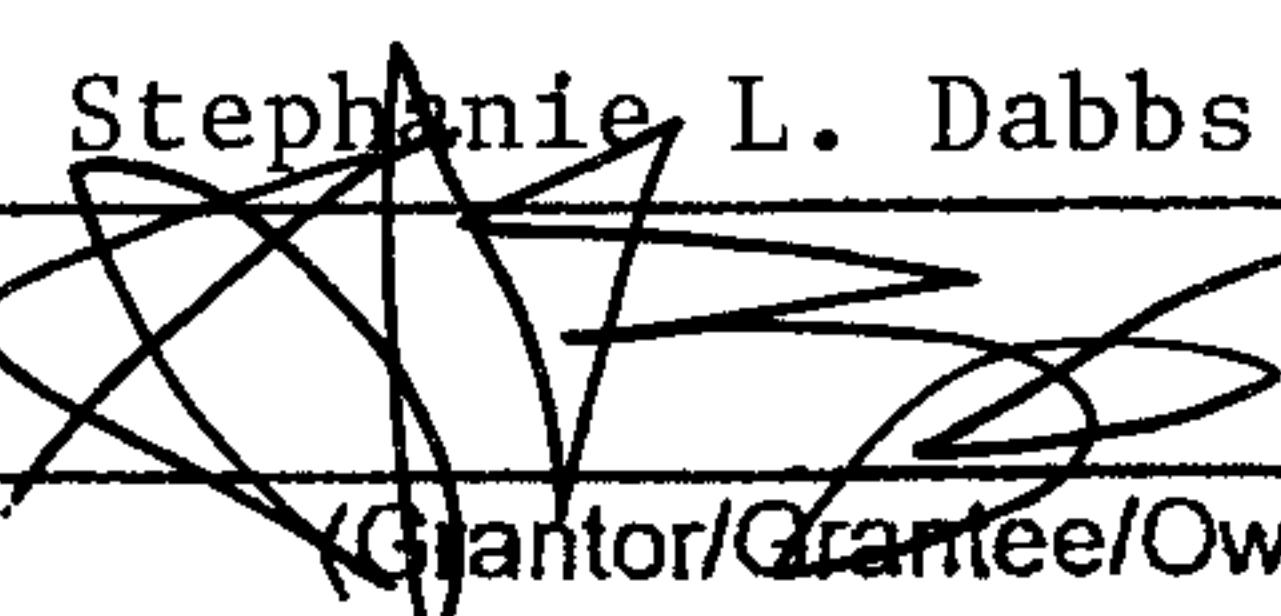
Date 10/26/12

Print Stephanie L. Dabbs

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1