

Send tax notice to:

CORBETT A. VICKERS
372 GREYSTONE GLEN CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012519

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) in hand paid to the undersigned, DOUGLAS O. MOORE and LISA C. MOORE, Husband and Wife (hereinafter referred to as "Grantors") by CORBETT A. VICKERS and KARI A. VICKERS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 35-A, ACCORDING TO A RESURVEY OF LOTS 18 THROUGH 21 AND 33 THROUGH 35, OF THE GLEN ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED.
7. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 111, PAGE 408 AND INSTRUMENT NO. 1992-26824.
9. RIGHT OF WAY TO WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN INSTRUMENT NO. 1993-20842 AND INSTRUMENT NO. 1993-20844.


10. EASEMENT AGREEMENT AS SET OUT IN INSTRUMENT NO. 1993-22440; INSTRUMENT NO. 1996-17259 AND INSTRUMENT NO. 1996-1720.
11. RIGHTS OF OTHERS TO USE HUGH DANIEL DRIVE AS SET OUT IN DEED BOOK 301, PAGE 799.
12. COVENANTS AND AGREEMENT FOR WATER SERVICE AS SET OUT IN BOOK 235, PAGE 574; INSTRUMENT NO. 1992-20786 AND INSTRUMENT NO. 1993-20840.
13. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 346, PAGE 848, AMENDED IN BOOK 380, PAGE 639; INSTRUMENT NO. 1995-29620 AND FURTHER AMENDED IN INSTRUMENT NO. 1995-16399.
14. RESTRICTIONS APPEARING OF RECORD IN BOOK 346, PAGE 873; AMENDED IN BOOK 380, PAGE 635; INSTRUMENT NO. 1995-16398; INSTRUMENT NO. 1997-6828; INSTRUMENT NO. 1997-36170 AND FURTHER AMENDED IN INSTRUMENT NO. 1998-2779; BUT DELETING ANY RESTRICTIONS ASSED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
15. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.

\$382,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of November, 2012.

20121129000456550 2/3 \$85.50
Shelby Cnty Judge of Probate, AL
11/29/2012 01:38:06 PM FILED/CERT


DOUGLAS O. MOORE


LISA C. MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

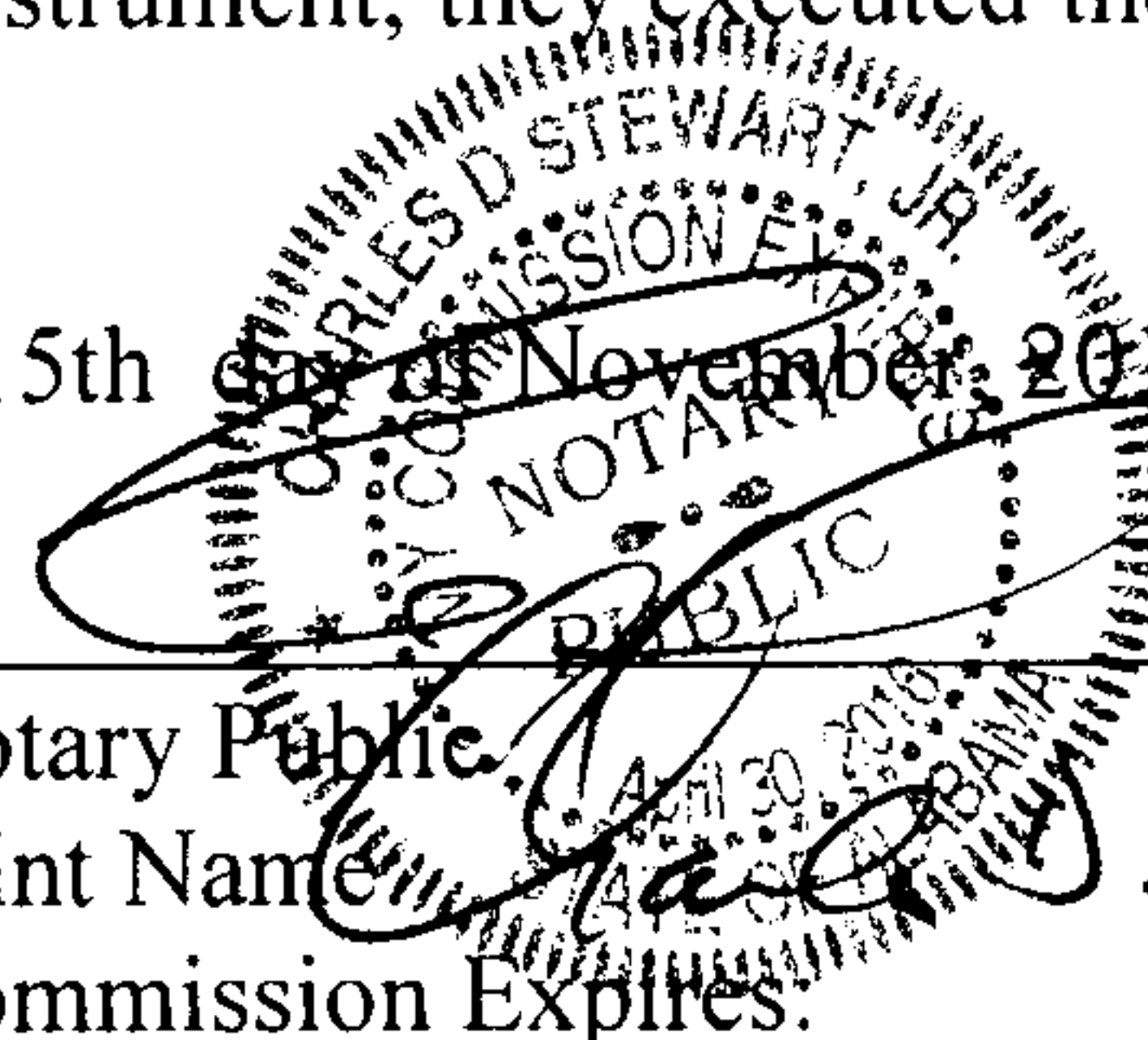
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS O. MOORE and LISA C. MOORE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2012.

Notary Public

Print Name

Commission Expires



4.30-16

Real Estate Sales Validation Form

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

Grantor's Name Douglas O. Moore
Mailing Address 4 Red Fox Run
Shelb Cnty AL 35242

Grantee's Name Corbett A. Vickers
Mailing Address 372 Greystone Glen
Birmingham AL 35242
Cir.

Property Address 372 Greystone Glen Cir. Date of Sale 11-15-12
Birmingham
AL 35242 Total Purchase Price \$ 450,000
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
☒ 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 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 11-15-12

Print Corbett A. Vickers

☐ Unattested

Sign Corbett A. Vickers

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF November, 2012.

NOTARY PUBLIC