



20121220000486030 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/20/2012 10:58:38 AM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:

(Name) Tony Moxley
(Address) 411 County Road 775
Montevallo, AL 35115

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THIRTY THOUSAND and 00/100 (\$30,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **CENTRAL STATE BANK, an Alabama Banking Corporation**, whose address is P.O. Box 180, Calera, Alabama 35040 (herein referred to as grantor), grants, bargains, sells and conveys unto **Tony Moxley**, whose address is 411 County Road 775, Montevallo, Alabama 35115 (herein referred to as grantee, whether one or more), the following described real estate which is located at 2401 16th Street, Calera, Alabama 35040, situated in **SHELBY** County, Alabama, to-wit:

Lot 32, in Allendale Subdivision, according to map of said subdivision, which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 78, situated in Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2013 and subsequent years.**
- **Restrictive Covenants and Conditions recorded in Deed Book 219, Page 297.**
- **Building set back line as shown on recorded plat of subdivision.**
- **Transmission line permits to Alabama Power Company recorded in Deed Book 98, Page 64; deed Book 112, Page 57; Deed Book 112, Page 62 and Deed Book 205, Page 29.**
- **Utility easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 219, Page 73.**
- **Right of way to State Highway Department recorded in Deed Book 111, Page 371.**
- **Permit to Alabama Power Company recorded in Deed Book 236, Page 174.**
- **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced**

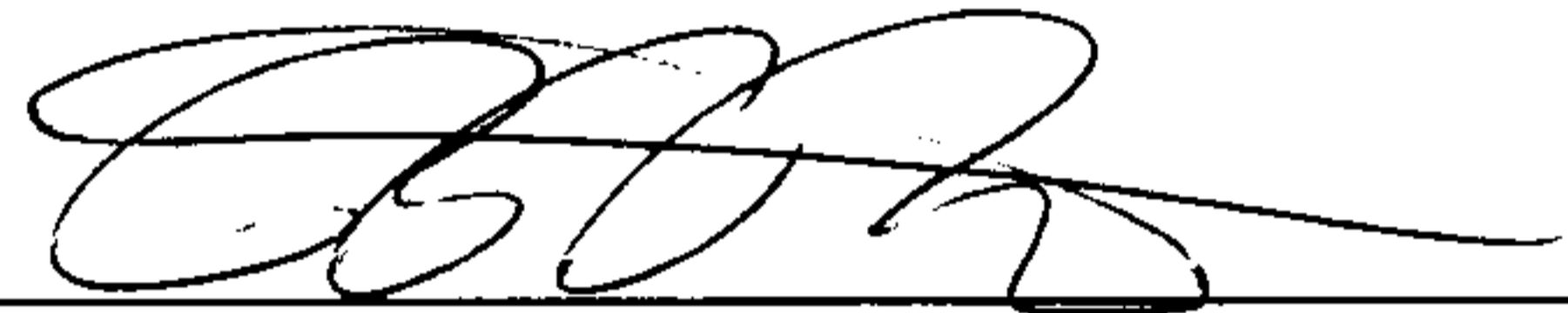
by mortgage foreclosure deed dated November 15, 2012 and recorded on November 15, 2012 at 12:35 p.m. at Instrument Number 20121115000438620, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.

\$24,000.00 OF THE CONSIDERATION HEREINABOVE REFERENCED IS SECURED BY PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 18th day of December, 2012.

Central State Bank

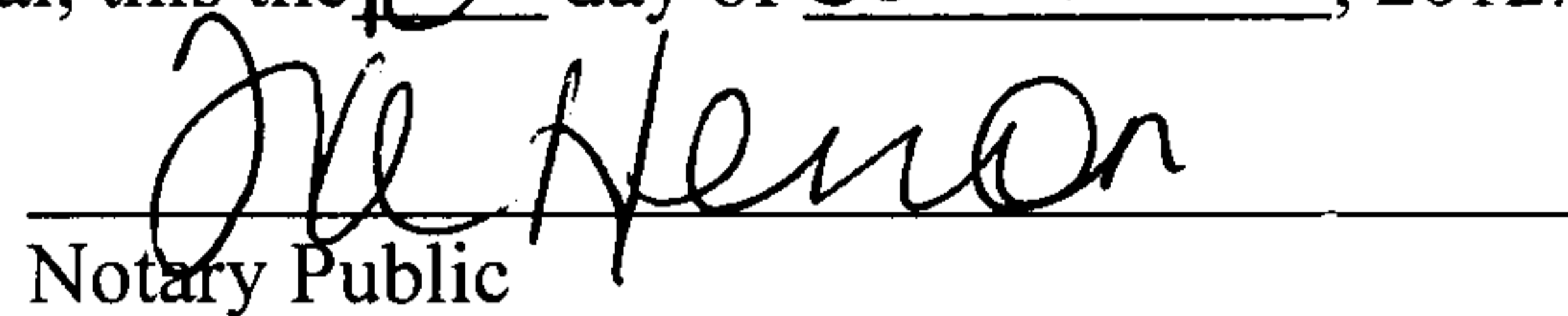


(Seal)
By: Shane D. Schroeder
Its: Sr. Vice President

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Shane D. Schroeder, whose name as Sr. Vice President of **Central State Bank**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 18th day of December, 2012.



Notary Public

My Commission Expires: My Commission Expires April 4, 2016



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Real Estate Sales Validation Form

Form RT-1

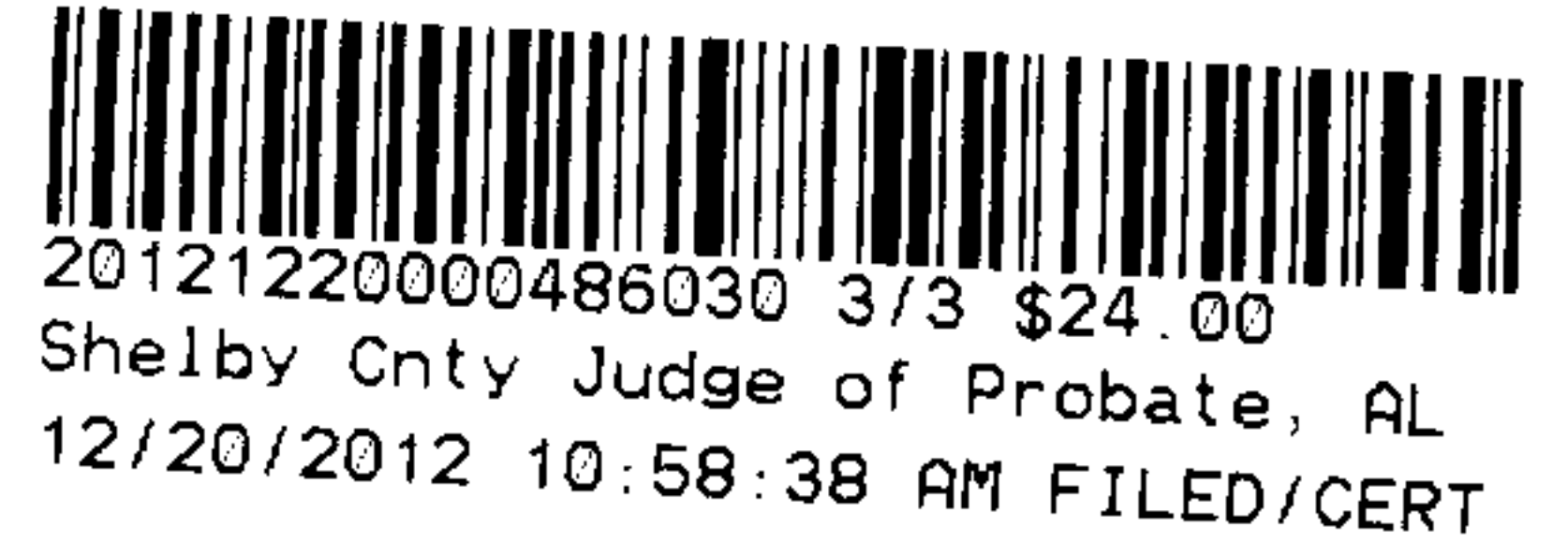
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Central State Bank
Mailing Address P.O. Box 180
Calera, AL 35040

Grantee's Name Tony Moxley
Mailing Address 411 County Road 775
Montevallo, AL 35115

Property Address 2401 16th Street
Calera, AL 35040

Date of Sale December 18, 2012
Total Purchase Price \$ 30,000.00
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
_____ 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).

Print Mitchell A. Spears

Verified by: L. Michele K. Stamps

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

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 18th day of December, 2012.

[Signature]
Notary Public
My commission expires: 5/17/2015