

STATE OF ALABAMA)(

COUNTY OF SHELBY)(

19th day of April, 2013, by and between E. FARLEY MOODY, II (also known as E. Farley Moody, E. F. Moody, II, and Farley Moody), a married man, hereinafter referred to as Grantor, and MARY LOUISE MOODY, hereinafter referred to as Grantee.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of \$1.00 (ONE and 00/100 DOLLAR), cash in hand paid Grantor by Grantee, the receipt of which is hereby acknowledged by the execution of this conveyance, and in effectuation of the terms of the Agreement reached between the parties respecting Civil Action No. DR-2012-0188.00 (HLC), has bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, subject to the terms and conditions of the hereinabove-referenced Agreement, an undivided one-half interest in and to the following described property, situate, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL ONE:

The North ½ of the Northeast Quarter of the Southwest Quarter of Section 6, Township 24 North, Range 14 East which lies East of Wally Watson Public Road, located in Shelby County, Alabama.

(Title Source Deed: Instrument #1994-36471; Parcel #34 3 06 0 000 006.003)

PARCEL TWO:

The SE ¼ of the NW ¼ of Section 6, Township 24, Range 14 East, Shelby County, Alabama, lying East of Wally Watson Road.

SUBJECT TO a nonexclusive and perpetual easement for ingress, egress and utilities as granted in that a certain deed dated May 5, 2005, and recorded as Instrument #20050602000267450 in the Probate Office of Shelby County, Alabama.

(Title Source Deed: Instrument #2000-12602; Parcel #34 3 06 0 000 005.000)

PARCEL THREE:

The following described property lying in Township 24 North, Range 14 East, Shelby County, Alabama:

Section 5 – The portion of the SW ¼ of the SW ¼ lying south of Buxahatchee Creek.

Section 6 – The portion of the SE ¼ of the SE ¼ lying south of Buxahatchee Creek.

Section 7 – The NE ¼ of the NE ¼.

Section 8 – The NW ¼ of the NW ¼.

(Title Source Deed: Instrument #1994-06087; Parcel #34 3 05 0 000 005.002; #34 3 06 0 000 008.001; #34 3 07 0 000 001.000; #34 3 08 0 000 003.000)

PARCEL FOUR:

The following described property located in Township 24 North, Range 14 East, Shelby County, Alabama:

Section 5: All that part of the SW ¼ of the SW ¼ lying North of Buxahatchee Creek.

Section 6: The South ½ of the NE ¼; the North ½ of the SE ¼; the SW ¼ of the SE ¼ and all that part of the SE ¼ of the SE ¼ lying North of Buxahatchee Creek.

Section 7: The NW ¼ of the NE ¼.

SUBJECT TO a nonexclusive and perpetual easement for ingress, egress and utilities as granted in that a certain deed dated May 5, 2005, and recorded as Instrument #20050602000267450 in the Probate Office of Shelby County, Alabama.

(Title Source Deed: Instrument #1994-06089; Parcel #34 3 05 0 000 005.001; #34 3 06 0 000 008.000; #34 3 07 0 000 001.001)

PARCEL FIVE:

A part of the NW ¼ of NW ¼, Section 10, Township 22 South, Range 2 West, more particularly described as follows: Begin at the Southwest corner of said forty acres and run thence East along the South line of said forty acres a distance of 420 feet to a point; thence run North perpendicular to the South line of said forty acres to the South line of a dirt road; thence run in a Southwesterly direction along the South boundary of said dirt road to the point where said dirt road intersects the West line of said forty acres; thence run South along the West line of said forty acres to the point of beginning, containing 1 ¾ acres, more or less, and being the same property conveyed in Deed Book 198, page 181 and Book 297, page 527 in the Probate Office of Shelby County, Alabama.

(Title Source Deed: Instrument #1996-34857 and #Book 297, at Page 527; Parcel #28 2 10 0 001 008.001; #28 2 10 0 001 008.000)

PARCEL SIX:

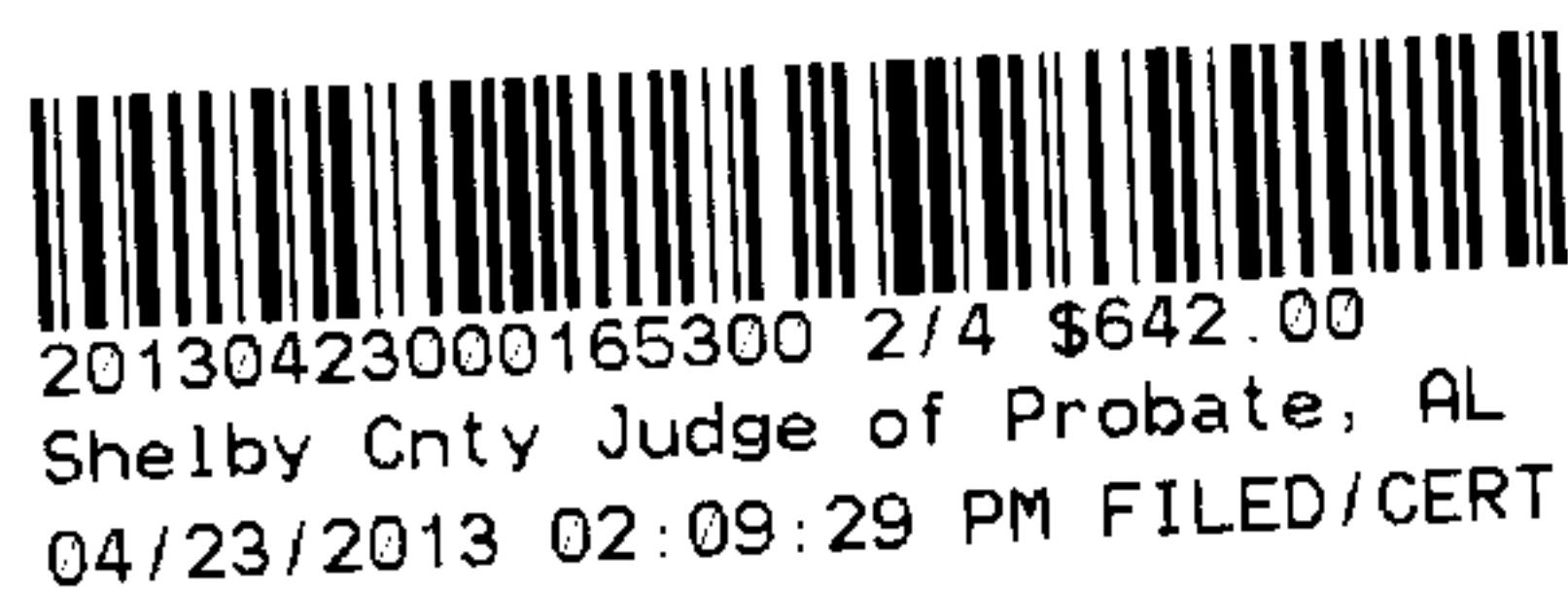
A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Southeast corner of the Southeast Quarter of Northwest Quarter of Section 15, Township 19 South, Range 2 West; thence run in a westerly direction along the South line of said Quarter Section 121.34 feet to the western right of way of Caldwell Mill Road, which is the point of beginning; thence continue along said course 307.53 feet; thence 62 degrees 41 minutes 35 seconds right 234.17 feet; thence 88 degrees 34 minutes 08 seconds right 204.73 feet to the western right of way of Caldwell Mill Road; thence 62 degrees 49 minutes 37 seconds right along said right of way 386.50 feet to the point of beginning.

ALSO an easement for ingress and egress more particularly described as follows: The paved driveway 9 feet in width running from a point where the northwesterly line of above described property intersects with the southwesterly right of way line of Caldwell Mill Road in a southwesterly direction for a distance of 162 feet, more or less, to a point where such driveway turns approximately 90 degrees and runs in a southeasterly direction to the northwesterly line of said above described property.

(Title Source Deed: Instrument #1993-22856; Parcel #10 5 15 0 001 054.001)

ALL OF THE ABOVE PARCELS SUBJECT, HOWEVER, to any and all mineral rights, easements, rights-of-way, restrictions, restrictive covenants, reservations or limitations of record in the Probate Office of Shelby County, Alabama, which affect said property.

IT IS INTENDED BY THE FOREGOING DESCRIPTION OF LANDS TO DESCRIBE ALL OF THE LANDS AND LAND INTERESTS OWNED BY GRANTOR IN SHELBY COUNTY, ALABAMA, EXCEPTING ONLY THE RESIDENCE PROPERTIES KNOWN AS 805 TIMBERLINE LANE (PARCEL #35 1 01 2 002 032.000) AND 359 EVERINE DRIVE (PARCEL #34 3 06 0 000 001.000), WHETHER



THE SAME ARE CORRECTLY AND FULLY DESCRIBED HEREIN OR NOT.

The references to recorded title source deeds and ad valorem tax parcel numbers are for information purposes only.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, subject to the terms and conditions of the hereinabove-referenced Agreement, in fee simple, forever.

And the said Grantor covenants and agrees with Grantee that he is seized of an indefeasible estate in fee simple of said property; and that he has the lawful right to sell and convey the same in fee simple; that said property is free from all encumbrances except as referenced hereinabove and he will forever warrant and defend the title thereto and the possession thereof unto Grantee, her heirs and assigns against the lawful claims and demands of all persons whomsoever.

Grantor does hereby certify by his execution of this deed that the subject property is not his homestead (nor the homestead of his spouse).

IN WITNESS WHEREOF the said Grantor has hereunto set his hand and seal on this the day and date first hereinabove written.


_____(SEAL)
E. FARLEY MOODY, II

STATE OF ALABAMA)(I, the undersigned authority a Notary Public in
COUNTY OF BALDWIN)(and for said County and State, do hereby certify that
E. FARLEY MOODY, II, 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 said
conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 18th day of April, 2013.

(SEAL)

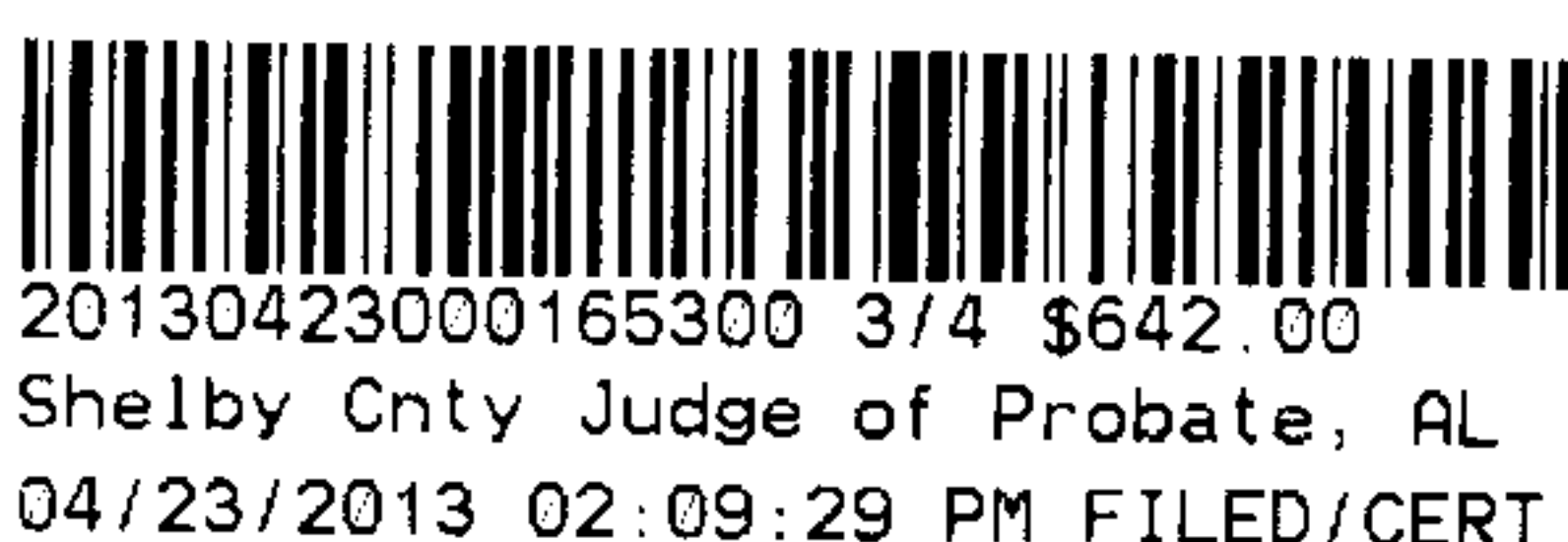
V.L. Blackwell

NOTARY PUBLIC, STATE AT LARGE,
Alabama
My commission expires: 12-10-2014

GRANTEE'S ADDRESS:
29921 Bayland Dr.
Orange Beach, AL 36561

THIS INSTRUMENT PREPARED BY
VIRGINIA L. BLACKWELL
Attorney at Law
P.O. Box 592
Selma, Alabama 36702-0592

(The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.)



Real Estate Sales Validation Form

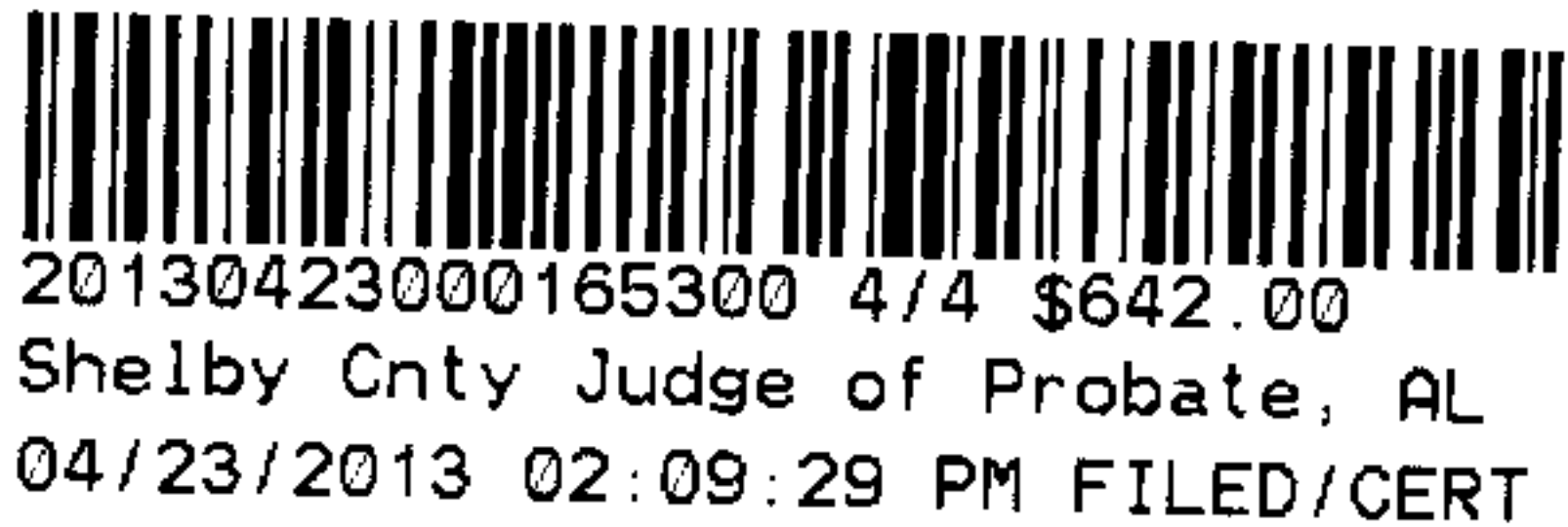
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name E. Farley Moody, II
Mailing Address 29921 Bayland Dr.
Orange Beach, AL 36561

Grantee's Name Mary Louise Moody
Mailing Address 805 Timberline Lane
Calera, AL 35040

Property Address 6 tracts of land in Shelby County,
Alabama

Date of Sale 4-18-13
Total Purchase Price \$



or
Actual Value \$
or
Total for all tracts=
Assessor's Market Value \$ 1,241,350 divided by
undivided 1/2 interest=\$620,675.00

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 4-18-13

Print E. Farley Moody, II

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

