

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wade Ward
2233 Victory Way
Colum, 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration
SEVENTY FIVE THOUSAND DOLLARS AND ZERO CENTS*****(\$ 75,000.00)
, and 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, ***Hilda Moon, a single woman, Cody Moon, a married***
man and Shannon Sisco, a married woman (herein referred to as ***Grantor***) grant, bargain, sell and convey unto
Wade Ward and Robin Ward (herein referred to as ***Grantees***), the following described real estate, situated in:
SHELBY County, Alabama, to-wit:

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Tommy Moon, the other GRANTEE in Inst #20080522000210310 is deceased, having died on or about October 24, 2009.

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, I have hereunto set my hand and seal this 23rd day of May, 2013.

Hilda Moon
Hilda Moon


Cody Moon
Cody Moon

Shannon Sisco
Shannon Sisco

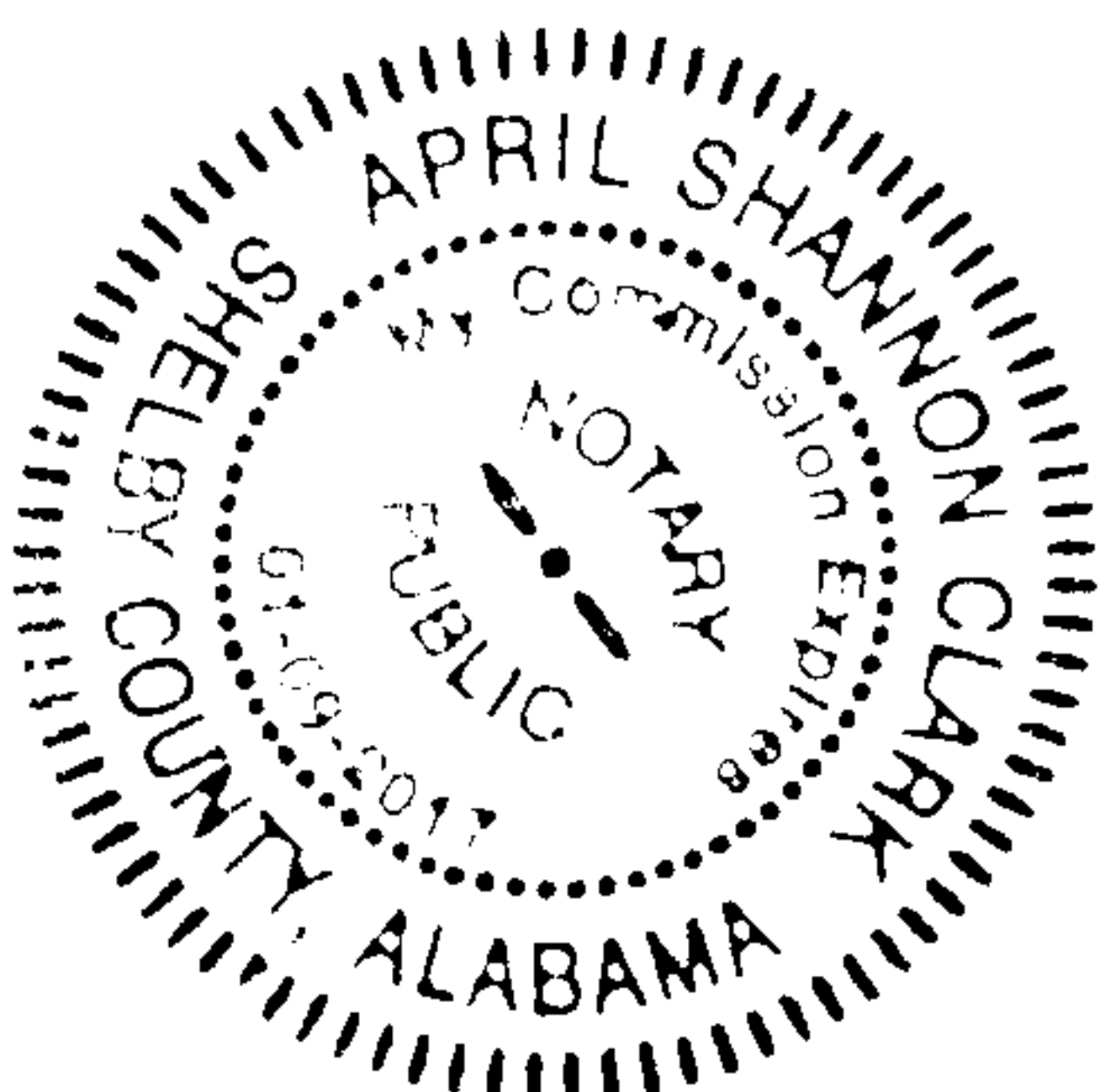
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Hilda Moon, Cody Moon and Shannon Sisco***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2013


20130712000284190 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/12/2013 08:34:43 AM FILED/CERT

Shelby County, AL 07/12/2013
State of Alabama
Deed Tax: \$4.00




April Clark
Notary Public
My Commission Expires: 1-9-17

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Begin at a point on the North line of E1/2 of Fractional SE 1/4, Section 20, Township 22, Range 2 West, which point is 305 feet East from the NW corner of Said E 1/2 of SE 1/4 of Section 20, Township 22, Range 2 West; from the point of beginning thus located run West on and along the said North line of Fractional SE 1/4 and North line of W 1/2 of Fractional SE 1/4 553 feet; thence South 561 feet to a point in the old road bed of the old Montevallo and Calera Public road; thence a long old road bed North 45 degrees East 802 feet to the beginning point. In the E 1/2 of Fractional SE 1/4 of Section 20, Township 22, Range 2 West in Shelby County, Alabama less and except a parcel of land in the N 1/2 of the SE 1/4, Fractional Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the Northwest corner of the NE 1/4 SE 1/4, Section 20, as point of beginning, run North 88 degrees 34 minutes East for 247.71 feet to a point on the Westerly right of way line of a paved public road; thence run along said road right of way line (a chord bearing and distance) South 32 degrees 21 minutes West 45.6 feet; thence continue along right of way line (a chord bearing and distance) South 22 degrees 37 minutes West for 189.2 feet to a point where said right of way line intersected by the centerline of an abandoned road commonly known as Old Montevallo-Calera Road; thence along said road centerline South 49 degrees 10 minutes West 145.5 feet to a point intersected by a fence (if extended); thence run along said fence extension, fence proper and an extension of said fence North 16 degrees 15 minutes West 313.5 feet to the North line of said 1/4-1/4 Section North 88 degrees 34 minutes East 48.3 feet to the point of beginning. All lying and being in Shelby County, Alabama.


20130712000284190 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/12/2013 08:34:43 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Hilda Moon
Mailing Address PO Box 592
Calera AL 35048

Grantee's Name Wade Ward
Mailing Address 2233 Victory Way
Calera AL 35040

Property Address 2233 Victory Way
Calera AL
35040

Date of Sale 7-3-13
Total Purchase Price \$ 75,000.00
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

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 7-03-13

Print Hilda Moon

☐ Unattested
(verified by)

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

