


This instrument was prepared by:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
Manuel Kyle P. Moon
412 Chelsea Springs Drive
Columbiana, AL 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20131113000446670 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
11/13/2013 12:32:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty Thousand and 00/100 (\$260,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Seth D. Joseph and Ashley S. Joseph, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Manuel Kyle P. Moon**, (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached "Exhibit A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

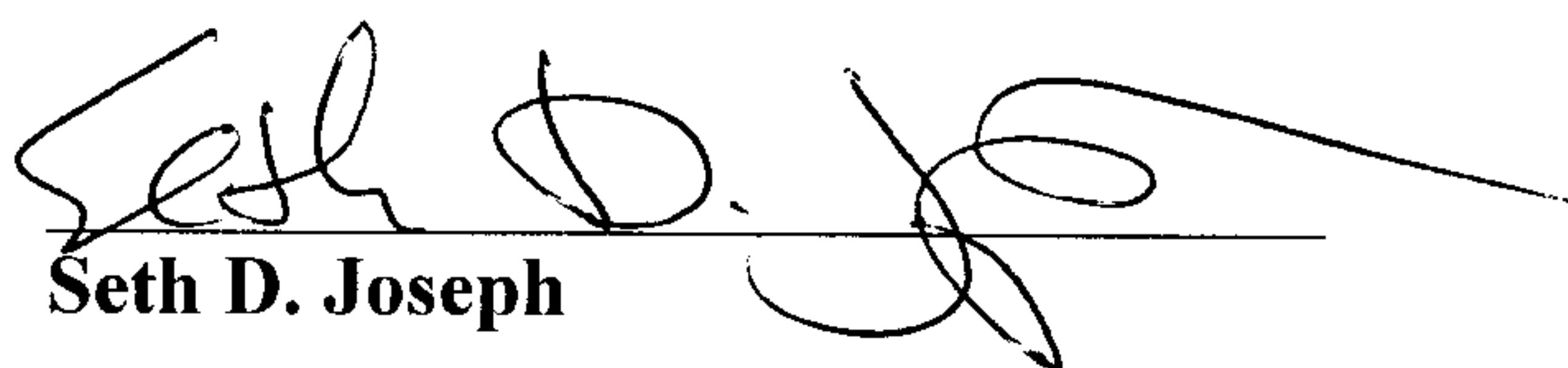
\$252,200.00 of the above-receipted purchase price was paid from a mortgage loan closed simultaneously herewith.

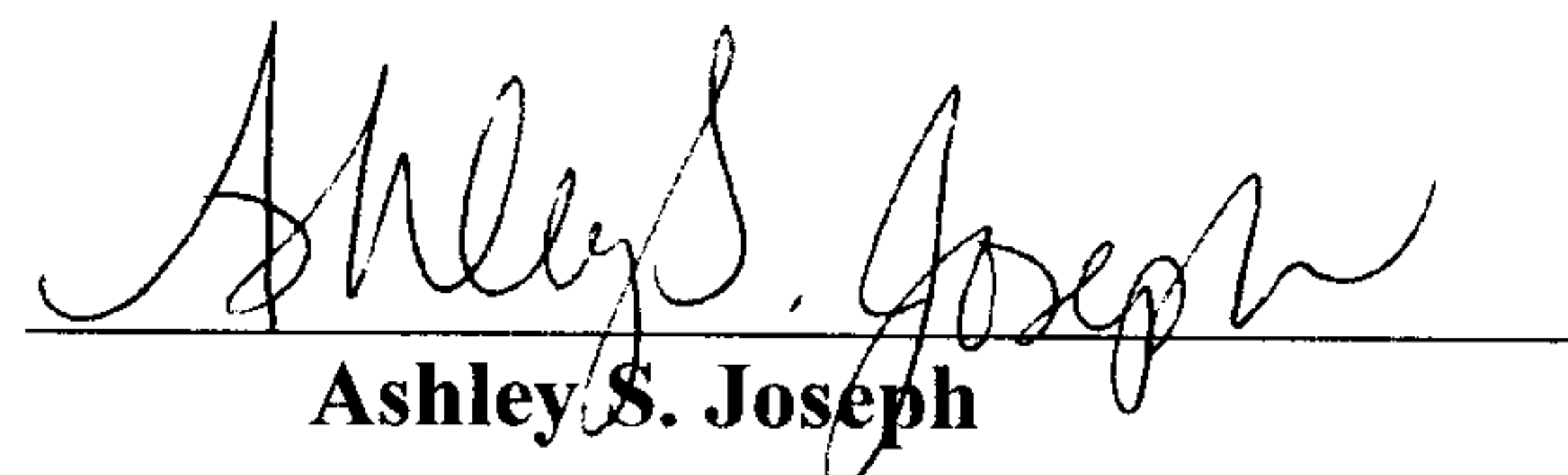
Manuel Kyle P. Moon and Manuel Kyle-Phillip Moon are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE's heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 12th day of November, 2013.


Seth D. Joseph

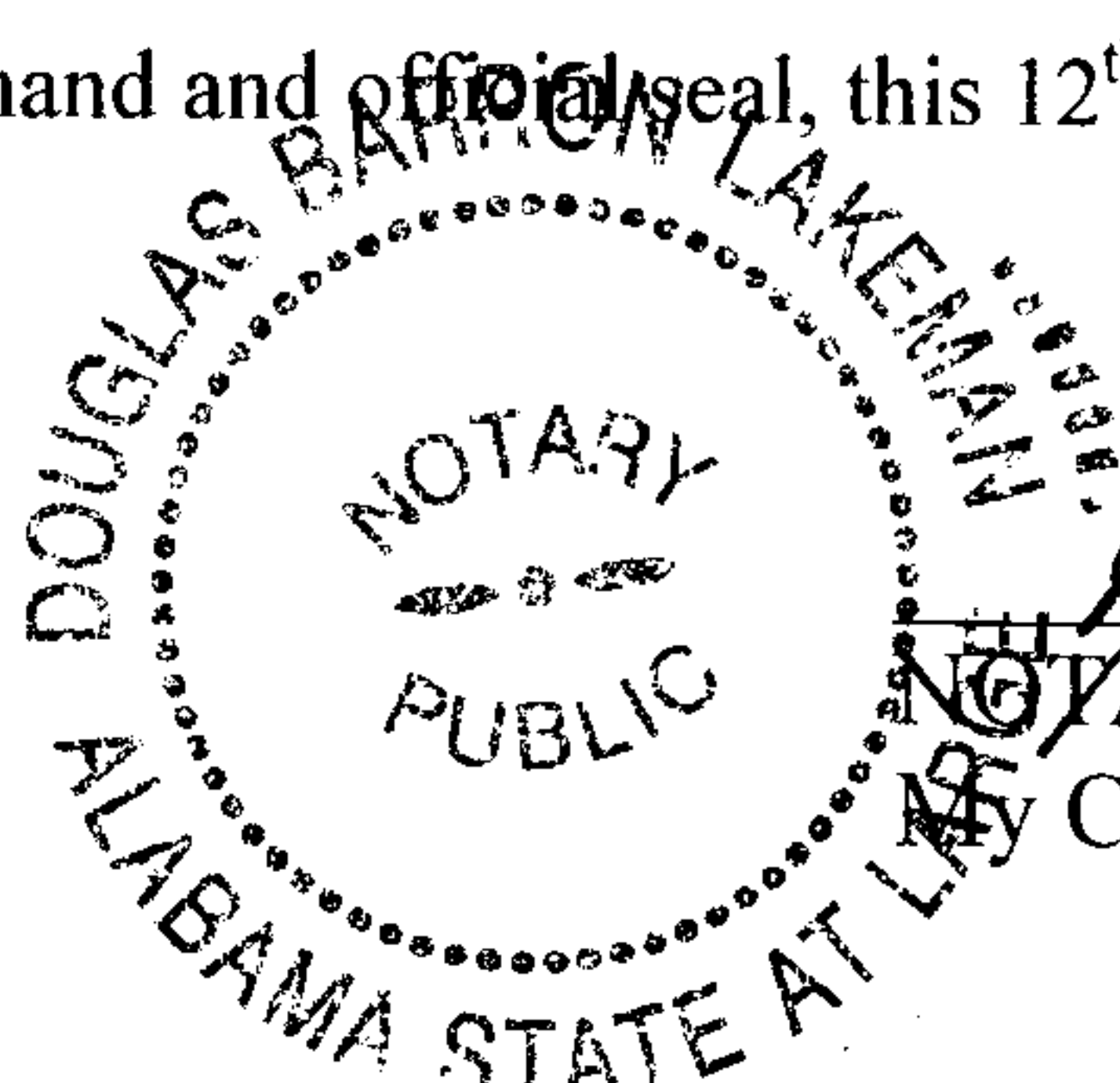

Ashley S. Joseph

Shelby County, AL 11/13/2013
State of Alabama
Deed Tax: \$8.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Seth D. Joseph and Ashley S. Joseph** 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 the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of November, 2013.


NOTARY PUBLIC
My Commission Expires: 3.3.16

Notary Public - Alabama State At Large
My Commission Expires
March 3, 2016

"Exhibit A"

LEGAL DESCRIPTION

Lot 1, according to the Final Plat of Shirley Family Subdivision, as recorded in Map Book 41, Page 93, in the Probate Office of Shelby County, Alabama.

Also subject to and favored by a 60 foot easement for ingress, egress and utilities described, to-wit:

From a railroad rail at the Southeast corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West, being the point of beginning of herein described 60-foot easement for ingress, egress and utilities, said point being in the center of a 100-foot radius cul-de-sac, run thence North along the East boundary of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 26 and the centerline of said 60-foot easement a distance of 1323.46 feet; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the centerline of said easement to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100 feet thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80-foot right of way).



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Real Estate Sales Validation Form

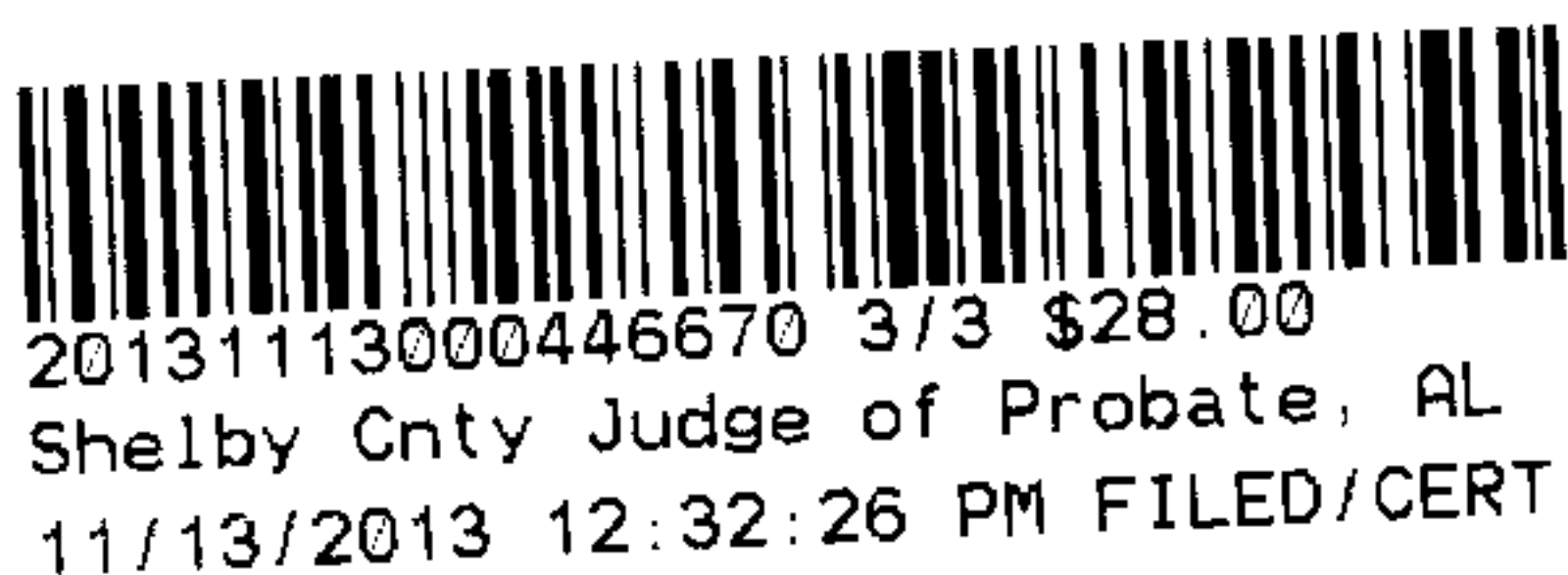
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Seth D. Joseph
Mailing Address 3924 Chelsea Rd
Columbiana, AL
35051

Grantee's Name Manuel Kyle P. Moon
Mailing Address 412 Chelsea Springs Drive
Columbiana, AL 35051

Property Address 412 Chelsea Springs Drive
Columbiana, AL 35051

Date of Sale 11/12/2013
Total Purchase Price \$ 260,000.00



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 11-12-13

Print SETH D. JOSEPH

Unattested

(verified by)

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

Print Form

Form RT-1