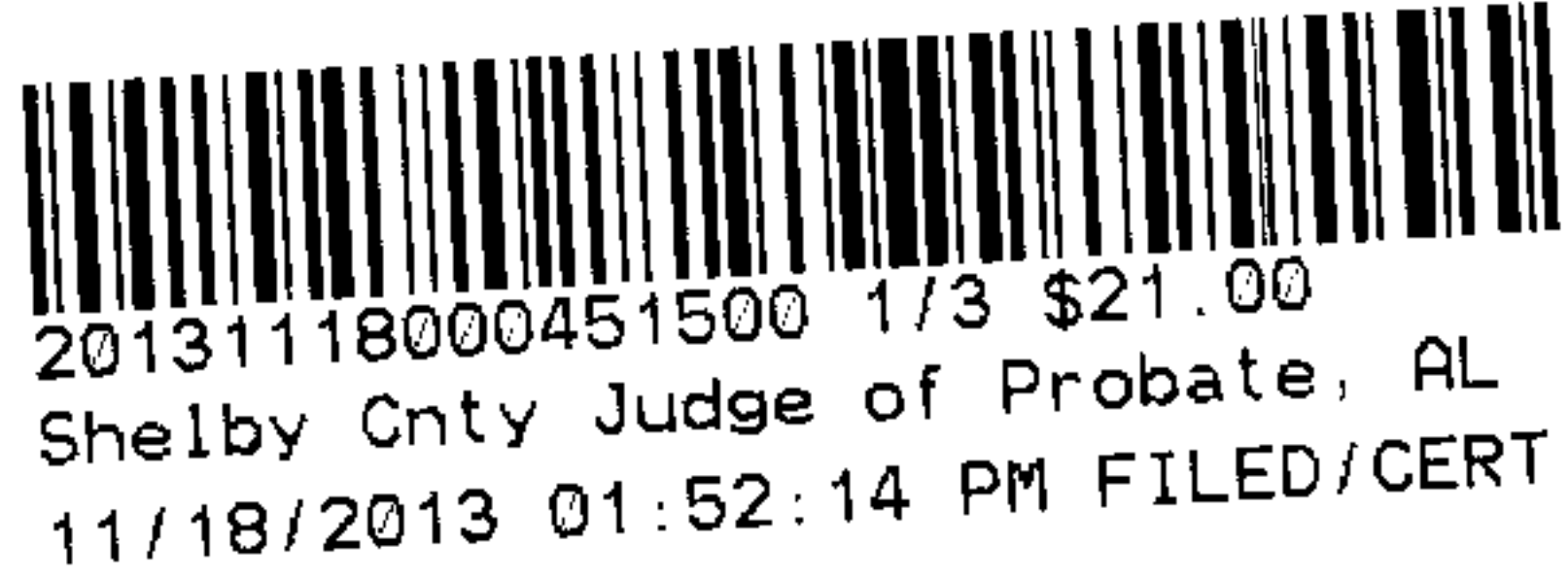


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Cecil Moody
122 Moody Rd
Columbiana, AL 35051

WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Thirty Five Thousand dollars and Zero cents (\$35,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Christian Bama Nivens, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cecil Earl Moody (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$35,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of November, 2013

(SEAL)

Christian Bama Nivens (SEAL)
Christian Bama Nivens

(SEAL)

BY: Lisa Nivens Benefield,
As Power of Attorney
[Signature] (SEAL)

(SEAL)

AS POWER OF ATTORNEY (SEAL)

(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Christian Bama Nivens by: Lisa Nivens Benefield, as Power of Attorney 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2013.

My Commission Expires: 10-4-16

[Signature]
Notary Public

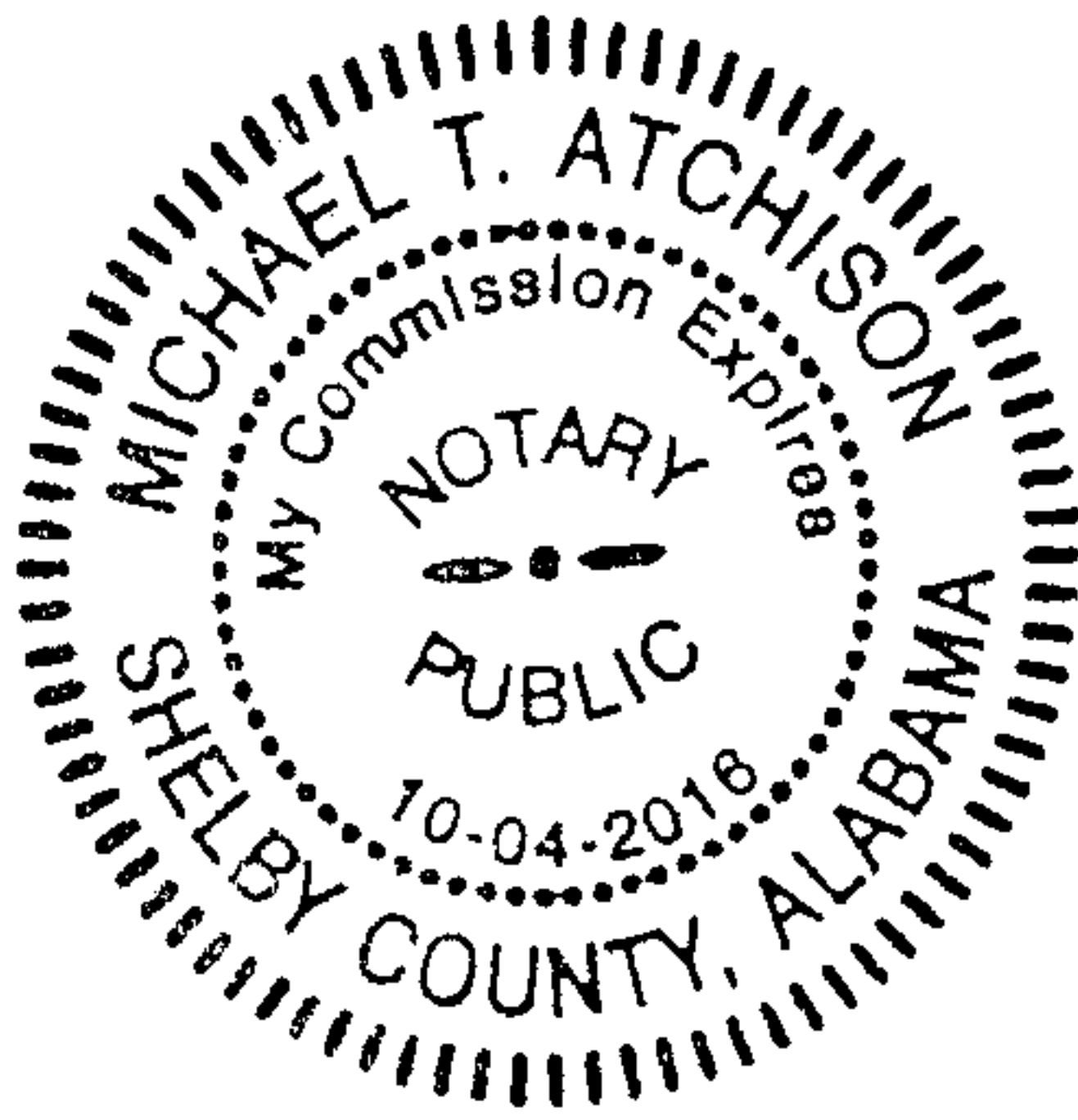
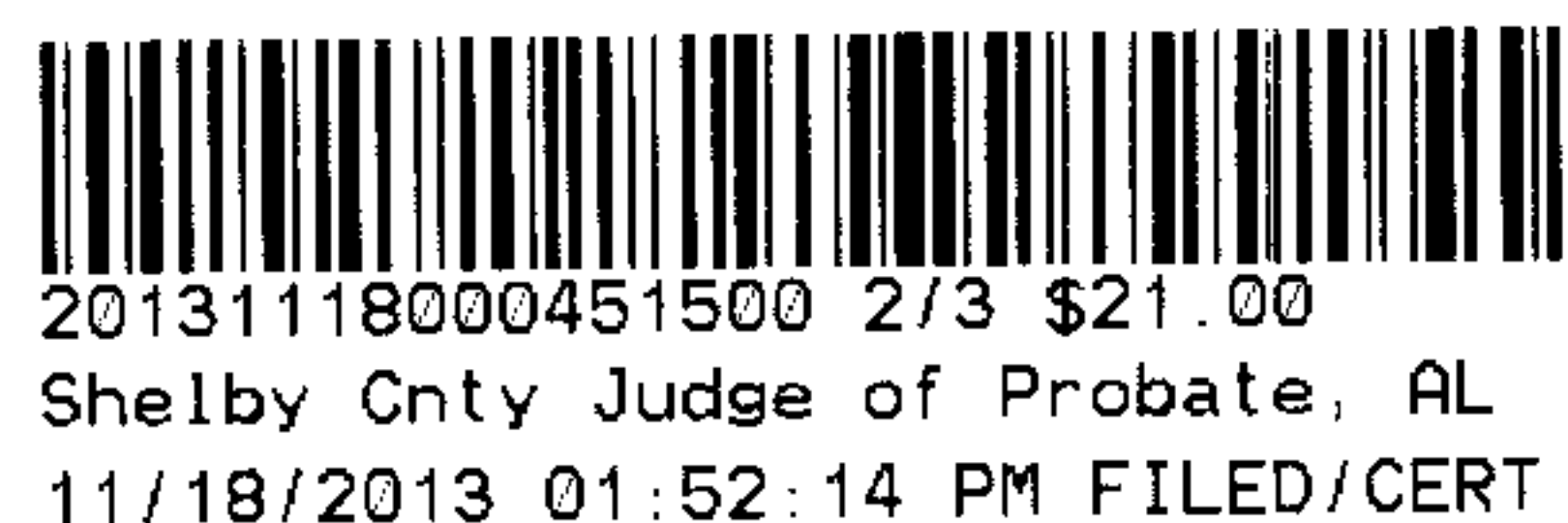


EXHIBIT A

A parcel of land situated in the N ½, Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of Lot 3 of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 85 degrees 55 minutes 21 seconds East, a distance of 75.17 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 125.04 feet; thence South 00 degrees 01 minute 17 seconds East, a distance of 214.16 feet to the northerly R.O.W. of Mooney Road, said point also being a non-tangent curve to the left, having a radius of 6064.89, a central angle of 01 degree 03 minutes 27 seconds and subtended by a chord which bears North 89 degrees 22 minutes 01 second West and a chord distance of 111.92 feet; thence along the arc of said curve and said R.O.W. line, a distance of 111.93 feet; thence South 88 degrees 44 minutes 32 seconds West and along said R.O.W. line, a distance of 12.89 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 204.32 feet The POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 8, 2013.



Real Estate Sales Validation Form

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

Grantor's Name Christian NUNEZ
Mailing Address 799 Hidden Ridge
Chesler ALA 35083

Grantee's Name Cecil Moody
Mailing Address 122 Moody Rd
Columbus, AL 3505-1

Property Address _____

Date of Sale 11-15-17
Total Purchase Price \$ 35,000
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 11-13-12

Print Mike J. Attch-s
Sign M. J. Attch-s
(Grantor/Grantee/Owner/Agent) Circle one

Unattested _____
(verified by)



20131118000451500 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/18/2013 01:52:14 PM FILED/CERT