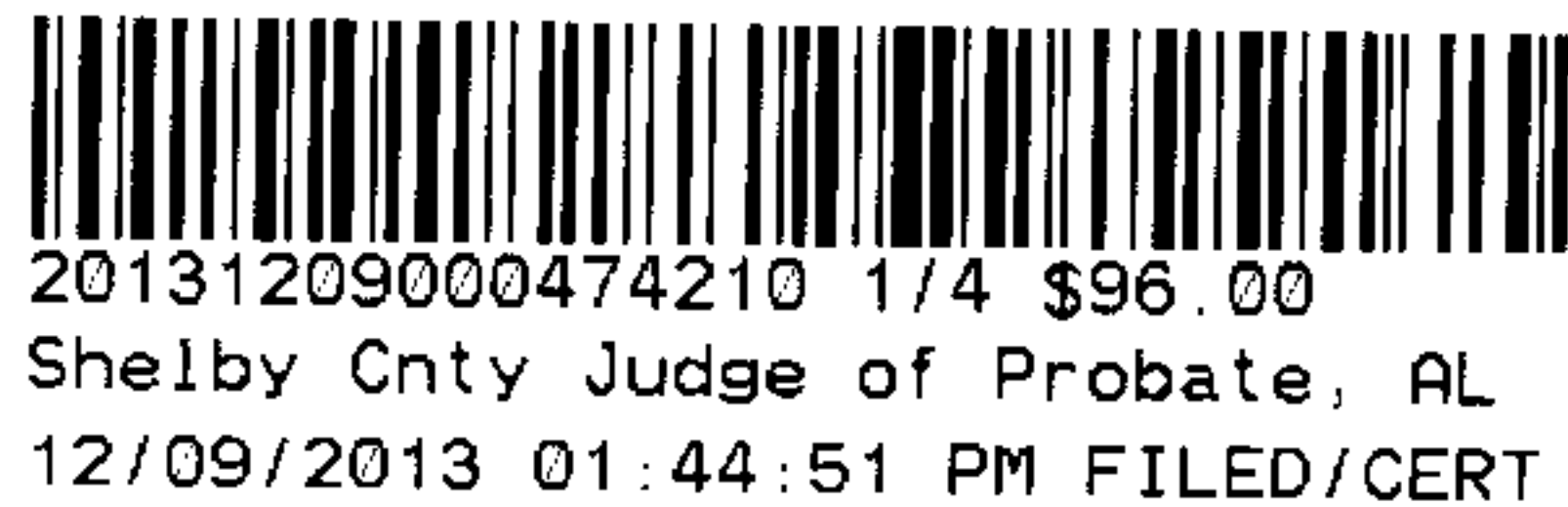


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, AL 35209



Send Tax Notice To:
Matthew L. Mims
2312 Mountain Run
Birmingham, AL 35244

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Sixty Thousand and NO/100 Dollars (\$260,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Paul J. Moody and Brandy L. Moody, a married couple,
(herein referred to as grantors), do hereby grant, bargain, sell and convey unto

Matthew L. Mims and Lorna Janelle Mims

(herein referred to as grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Jefferson County, Alabama to wit:

See exhibit "A" attached hereto for the legal description of the subject property

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not currently owned by grantor, and current taxes due.

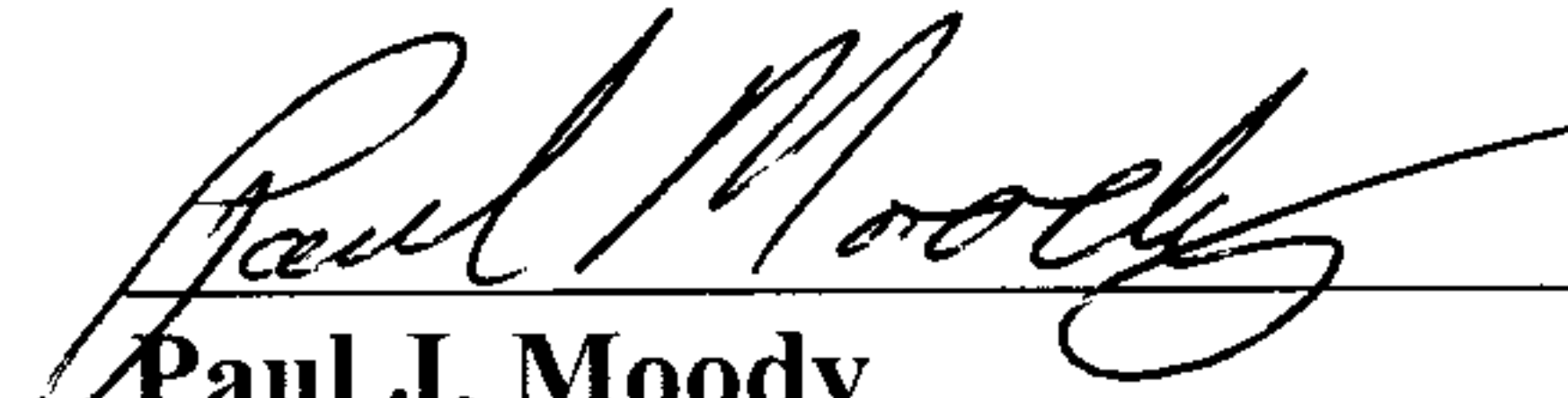
\$187,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

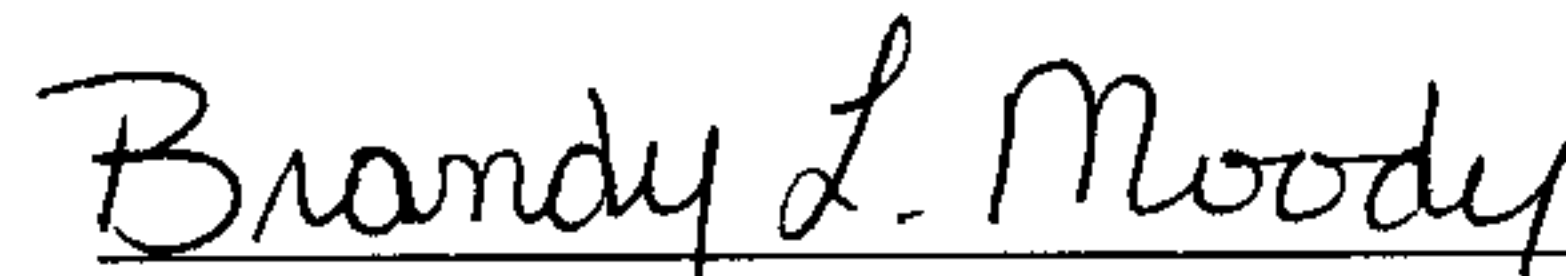
And we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

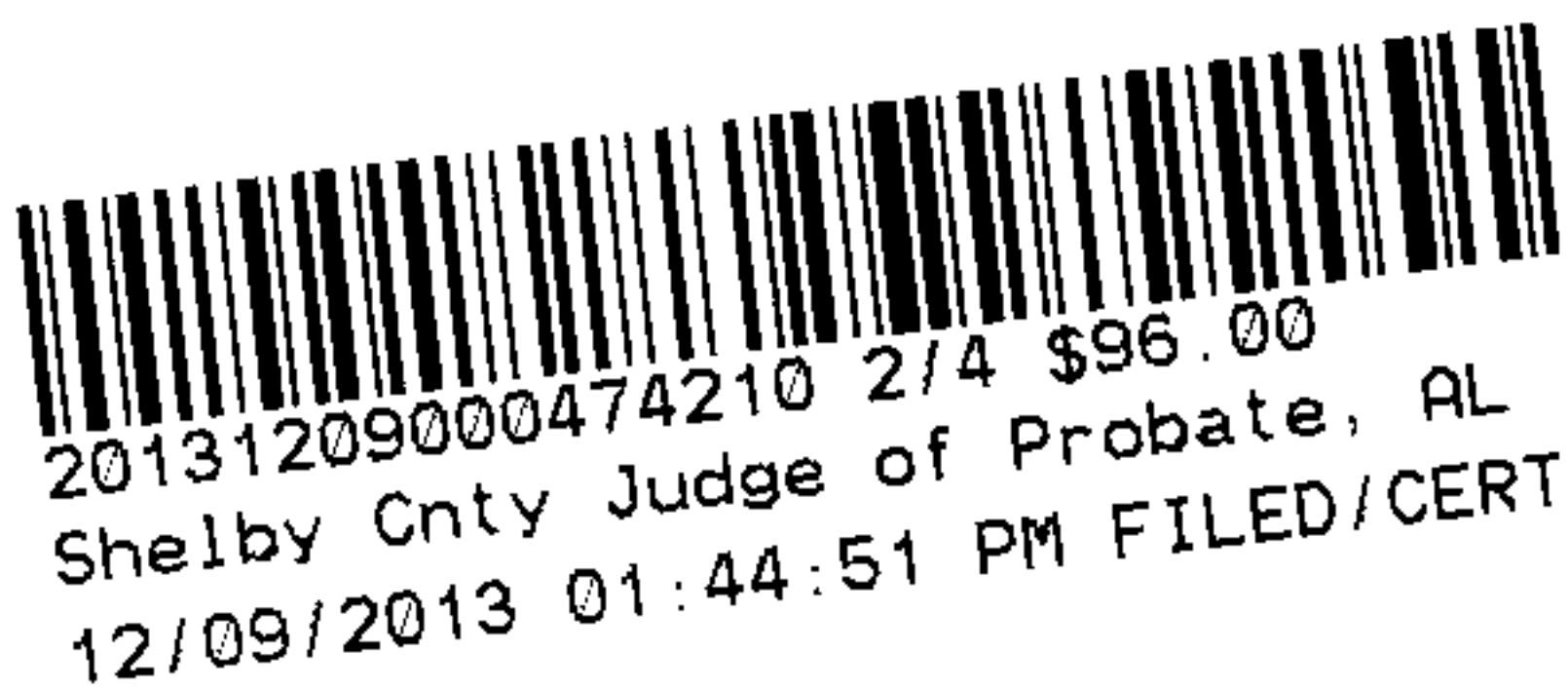
IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals, this the 31st day of October, 2013.

GRANTOR

 (SEAL)
Paul J. Moody

GRANTOR

 (SEAL)
Brandy L. Moody



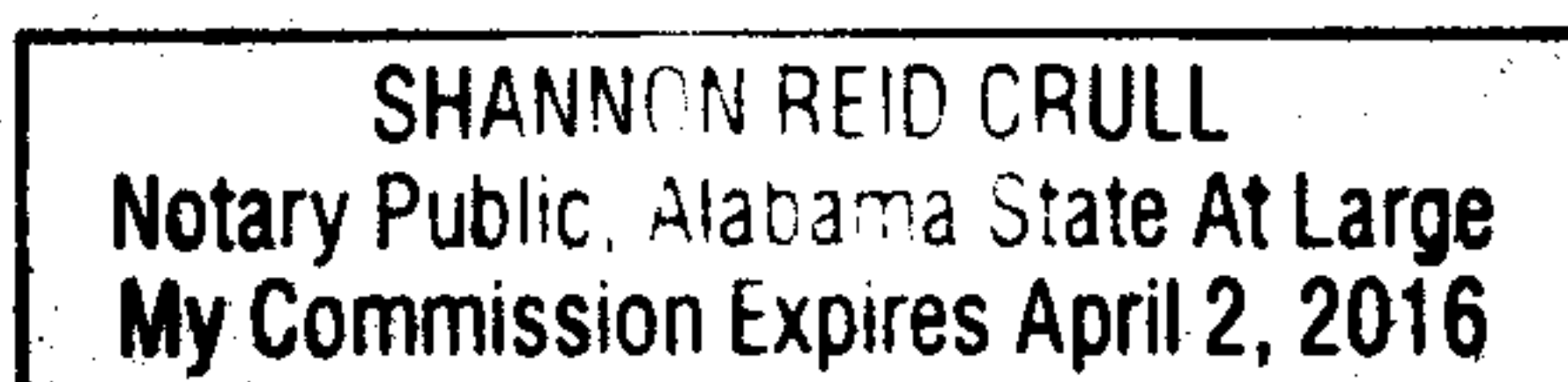
General Notary Acknowledgment

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Paul J. Moody and Brandy L. Moody**, whose names are signed to the foregoing deed and who are 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 31 day of October, 2013



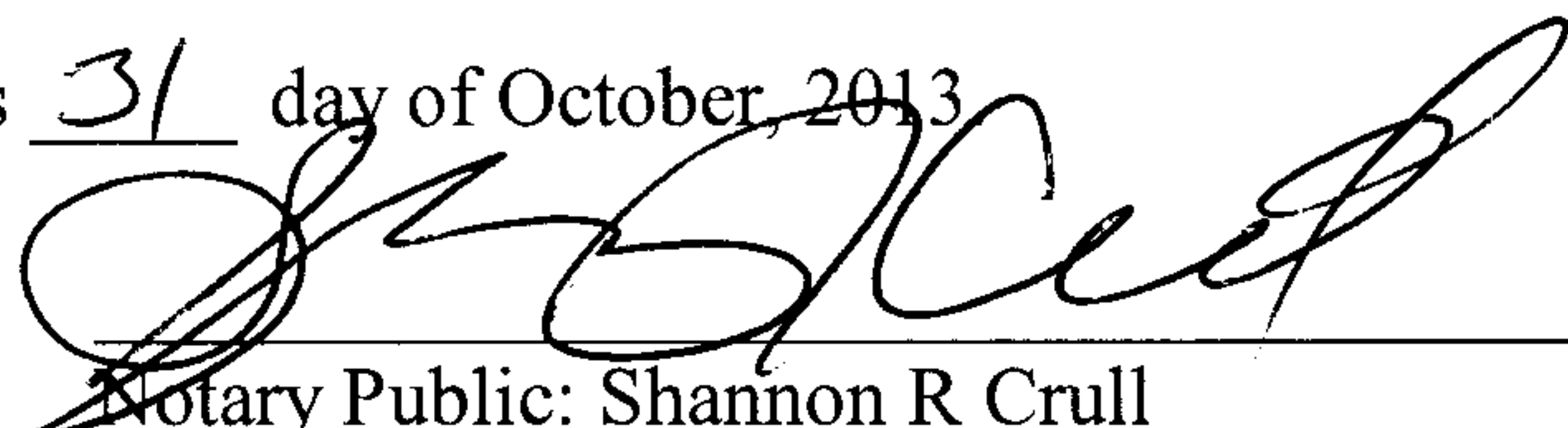

Notary Public: Shannon R Crull
My commission expires: 04/02/2016

Exhibit "A"
Legal Description

Lot 10, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.



20131209000474210 3/4 \$96.00
Shelby Cnty Judge of Probate, AL
12/09/2013 01:44:51 PM 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 Moody
Mailing Address 174 Charob Lake Trail
Chelsea, AL 35043

Grantee's Name Mims
Mailing Address property

Property Address 2312 Mountain Run
Birmingham, AL
35244

Date of Sale 10/31/13
Total Purchase Price \$ 260,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20131209000474210 4/4 \$96.00
Shelby Cnty Judge of Probate, AL
12/09/2013 01:44:51 PM FILED/CERT

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 _____

Print _____

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1