

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 Mooney Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventeen Thousand Five Hundred dollars and Zero cents (\$17,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil Earl Moody, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Cecil Earl Moody and Elizabeth M. Smith (herein referred to as GRANTEES) as joint tenants with right of survivorship, 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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day of November, 2013.

_____ (Seal)	<u>Cecil Earl Moody</u> (Seal) Cecil Earl Moody
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Earl Moody 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

Shelby County, AL 01/16/2014
State of Alabama
Deed Tax: \$17.50

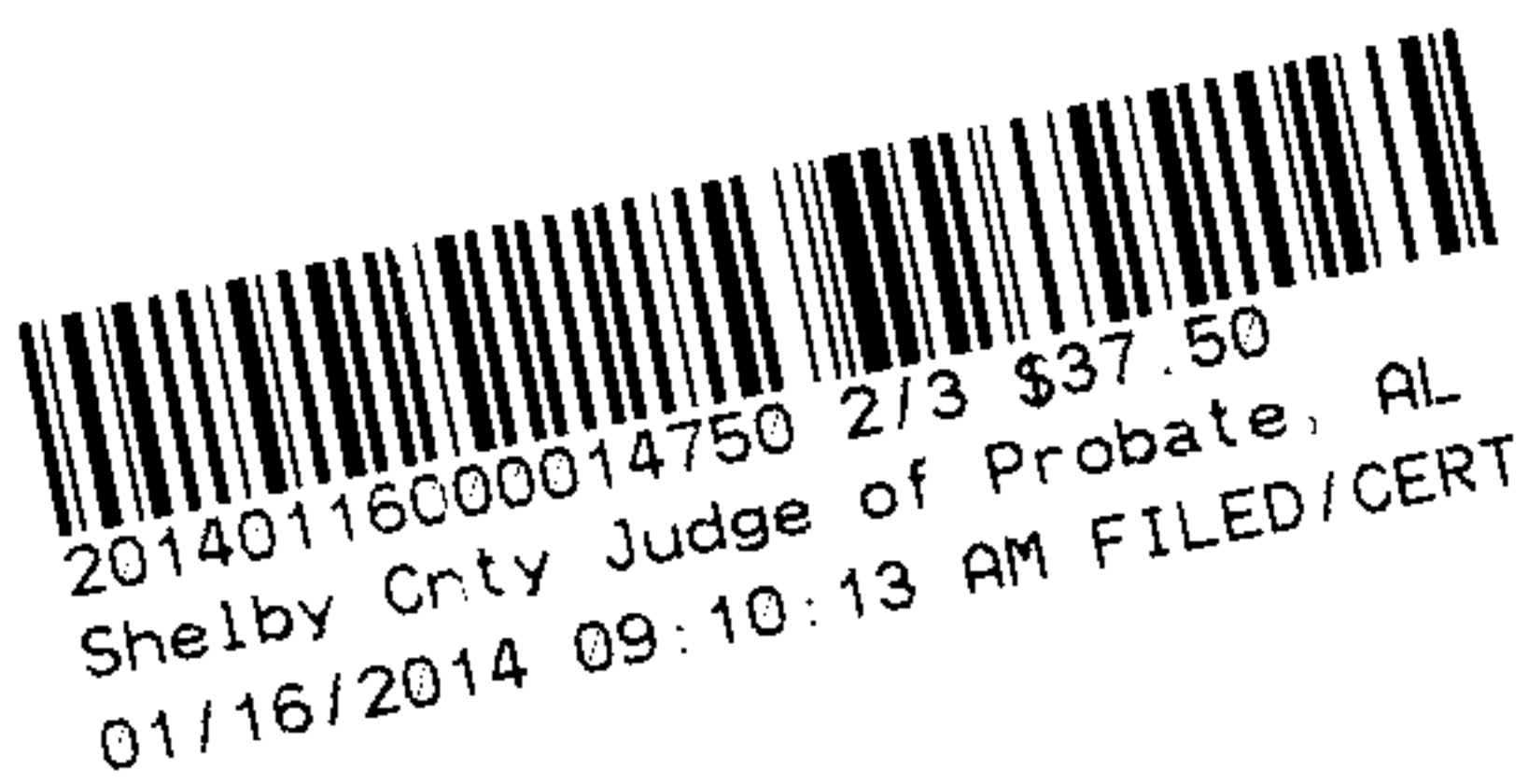
20140116000014750 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
01/16/2014 09:10:13 AM FILED/CERT

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 Cecil Moody
Mailing Address 122 Mooney Rd
Columbiana
AL 35051

Grantee's Name Cecil Moody
Mailing Address _____

Property Address 122 Mooney Rd
Columbiana AL
35051

Date of Sale 11-25-2013
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 17,500.00

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 tax Value

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 _____

Print M. K. T. Johnson

____ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20140116000014750 3/3 \$37.50
Shelby Cnty Judge of Probate, AL
01/16/2014 09:10:13 AM FILED/CERT