

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ellen Moon
2719 Goldmor Circle
Birmingham, AL 35244

20140303000055870 03/03/2014 10:36:13 AM DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Angelyn Wilson Huguley and husband, Allen Huguley, and Nancy Chambers, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ellen Moon (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 15, Block 1, according to Gross' Addition to Altadena South, First Phase of First Sector, as recorded in Map Book 5, Page 122, in the Probate Office of Shelby County, Alabama.

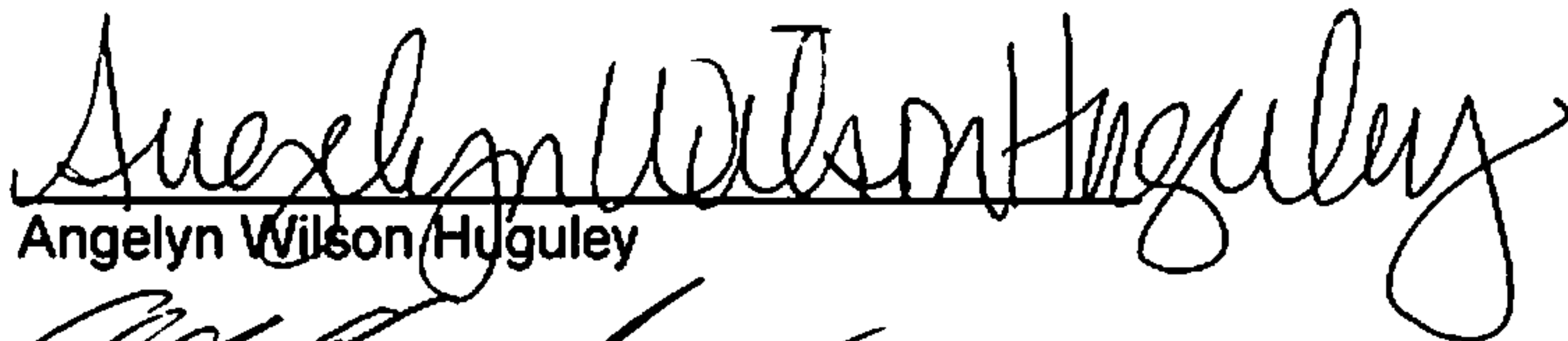
Note: Angelyn Wilson Huguley is one and the same person as Angelyn Wilson.

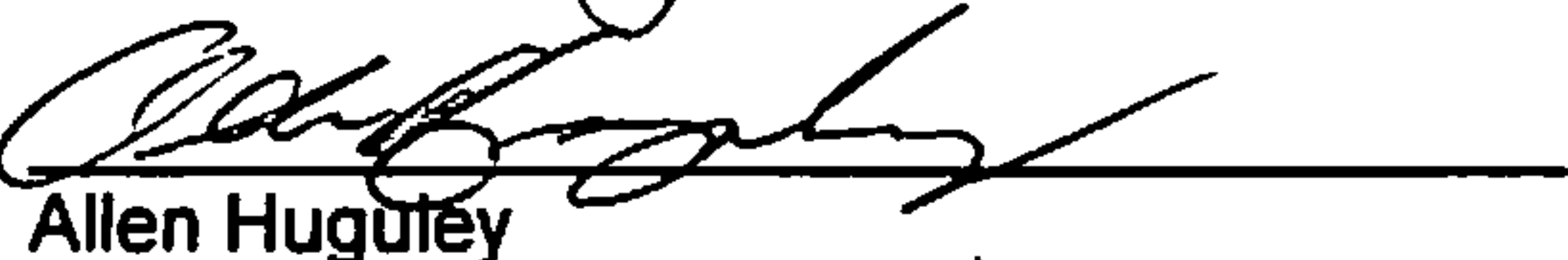
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

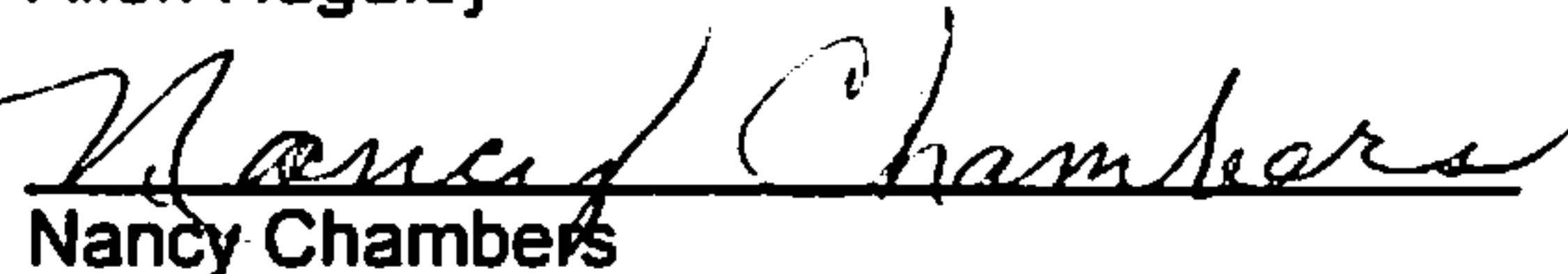
One Hundred Fifty-Three Thousand And No/100 Dollars (\$153,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 28, 2014.


Angelyn Wilson Huguley

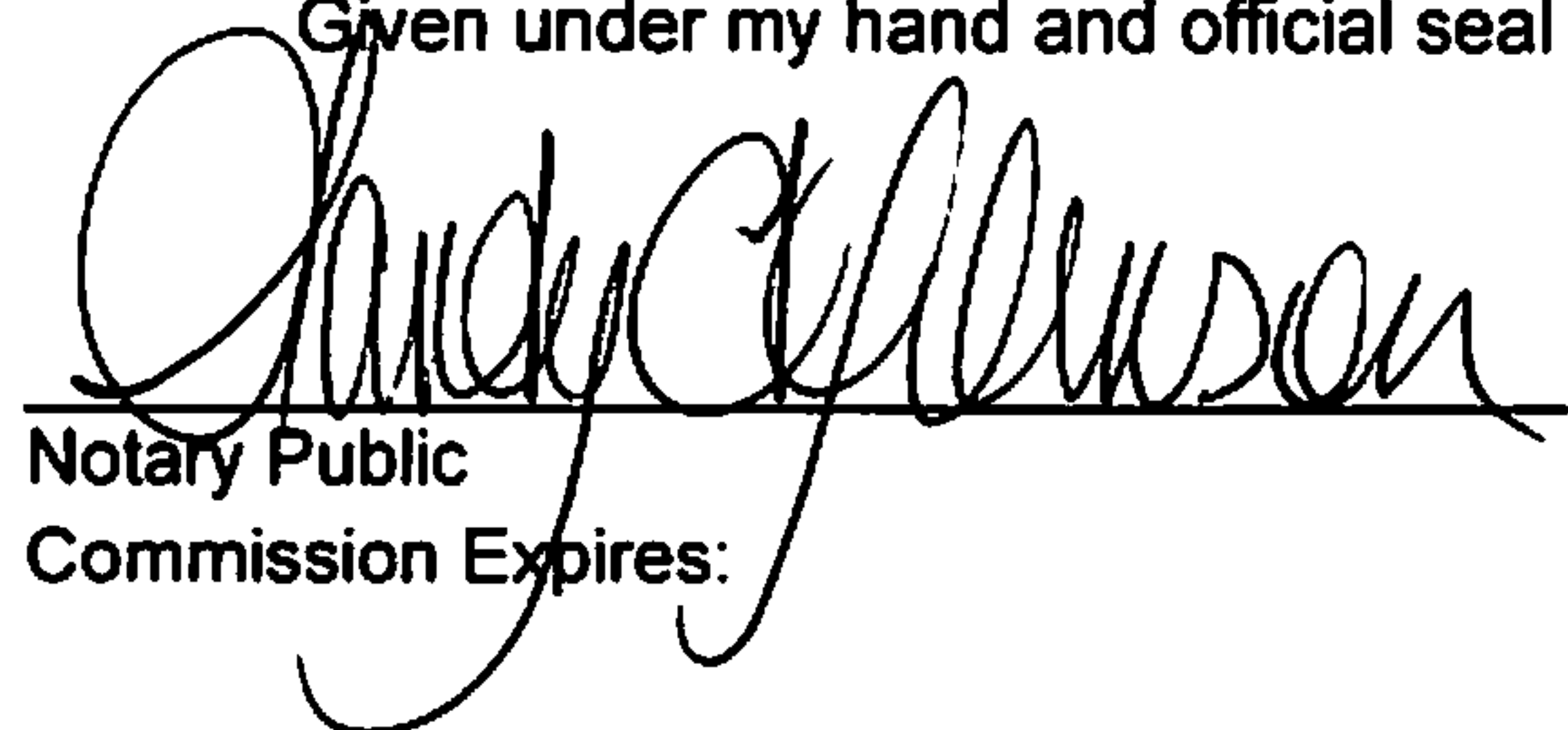

Allen Huguley

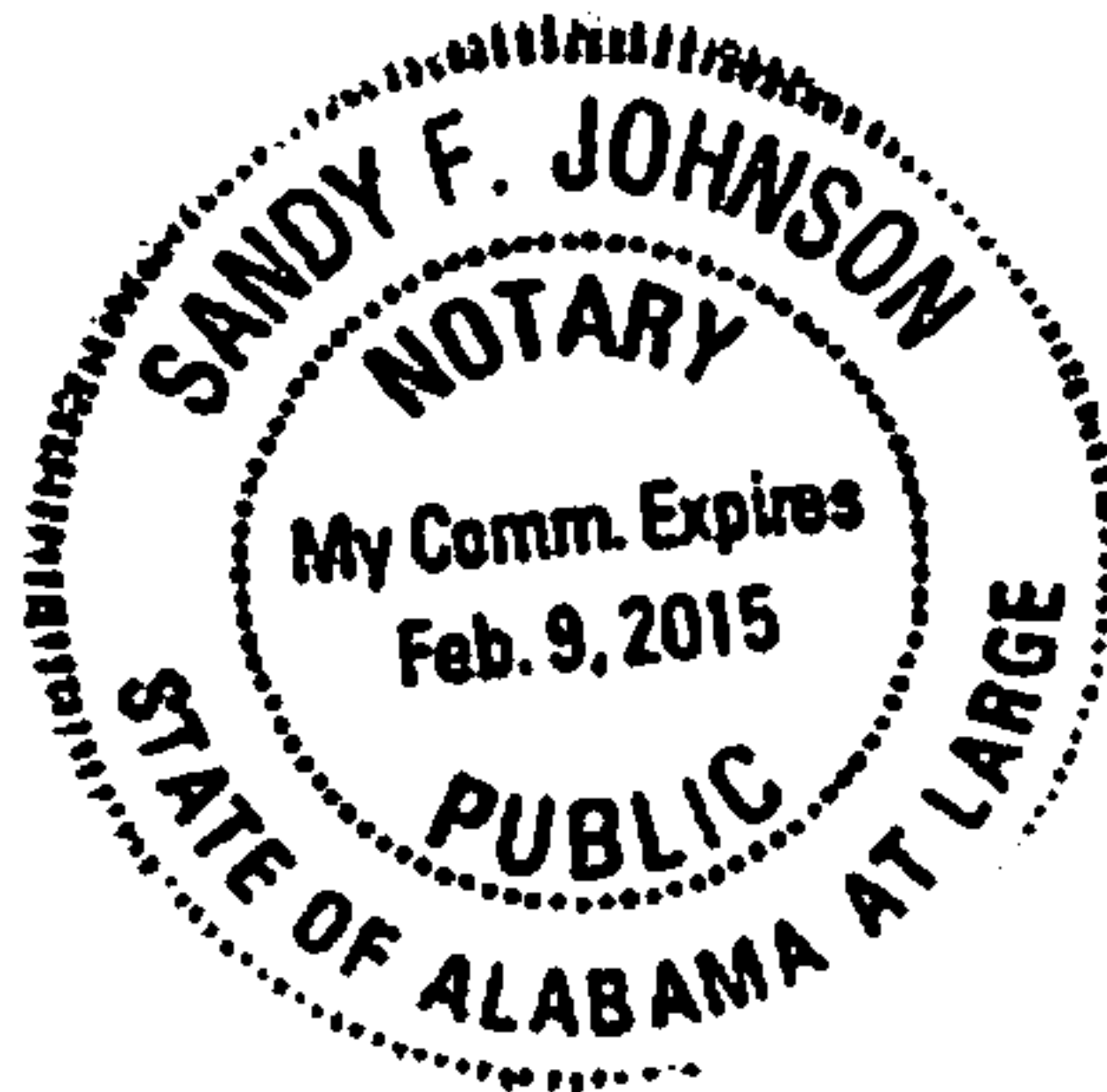

Nancy Chambers

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Angelyn Wilson Huguley, Allen Huguley and Nancy Chambers** whose names are signed to the foregoing conveyance, 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 on 28th day of February, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Angelyn Wilson Huguley and Nancy Chambers	Grantee's Name	Ellen Moon
Mailing Address	2719 Goldmor Circle Birmingham, AL 35244	Mailing Address	5303 Mountain Park Drive Indian Springs, AL 35124
Property Address	2719 Goldmor Circle Birmingham, AL 35244	Date of Sale	February 28, 2014
		Total Purchase Price	\$170,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: _____
<input type="checkbox"/> 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 - Angelyn Wilson Huguley and Nancy Chambers, 2719 Goldmor Circle, Birmingham, AL 35244.

Grantee's name and mailing address - Ellen Moon, 5303 Mountain Park Drive, Indian Springs, AL 35124.

Property address - 2719 Goldmor Circle, Birmingham, AL 35244

Date of Sale - February 28, 2014.

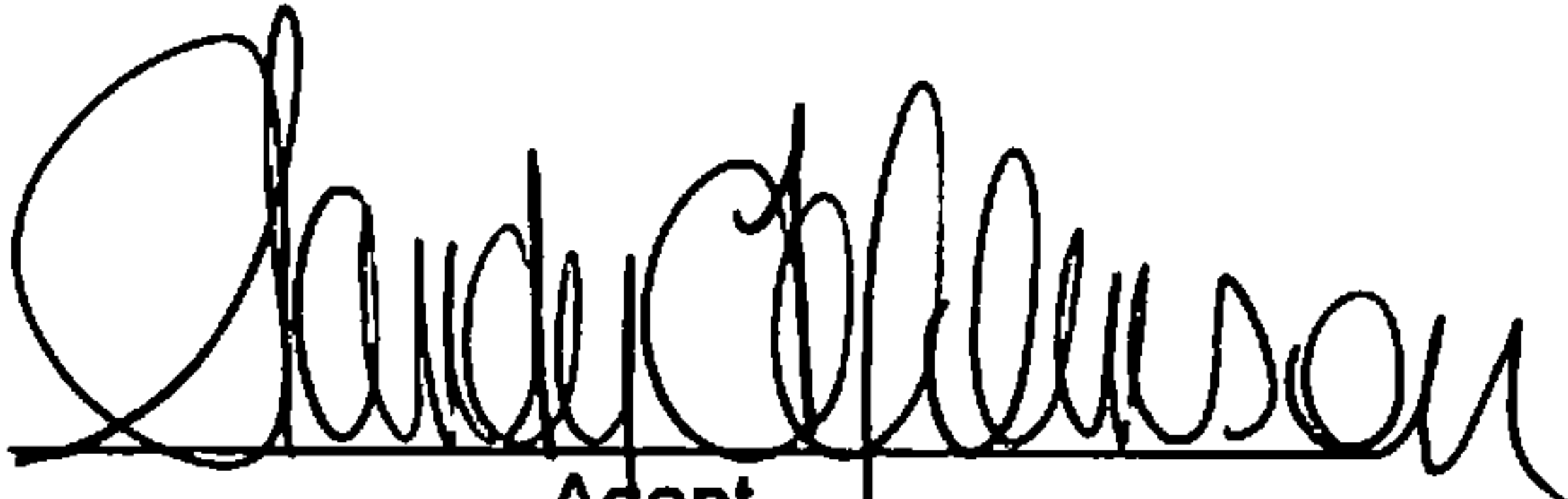
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: February 28, 2014

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2014 10:36:13 AM
\$34.00 CHERRY
20140303000055870

