
20140310C00065980 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
03/10/2014 12:48:57 PM FILED/CERT

Send tax notice to:

David A. Evans

950 Old Cahaba Drive

Helena, AL 35080

NTC1400028

STATE OF ALABAMA

Shelby COUNTY

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #350

Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Nine Thousand and 00/100 Dollars (\$229,000.00) in hand paid to the undersigned, Scott T. Moore, a married man, by and through his attorney-in-fact, Josh Ray and Amy Moore, his wife, by and through her attorney-in-fact, Josh Ray (hereinafter referred to as "Grantors"), by David A. Evans (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1329, according to the Survey of Old Cahaba IV First Addition as recorded in Map Book 33, at Page 80 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND

CONDITIONS OF RECORD.

\$224,850.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 28th day of February, 2014.

Scott T. Moore, by and through his attorney-in-fact, JSTR
By: Scott T. Moore, by and through his attorney-in-fact, Josh Ray

Amy Moore, by and through her attorney-in-fact, JSTR
Amy Moore, by and through her attorney-in-fact, Josh Ray

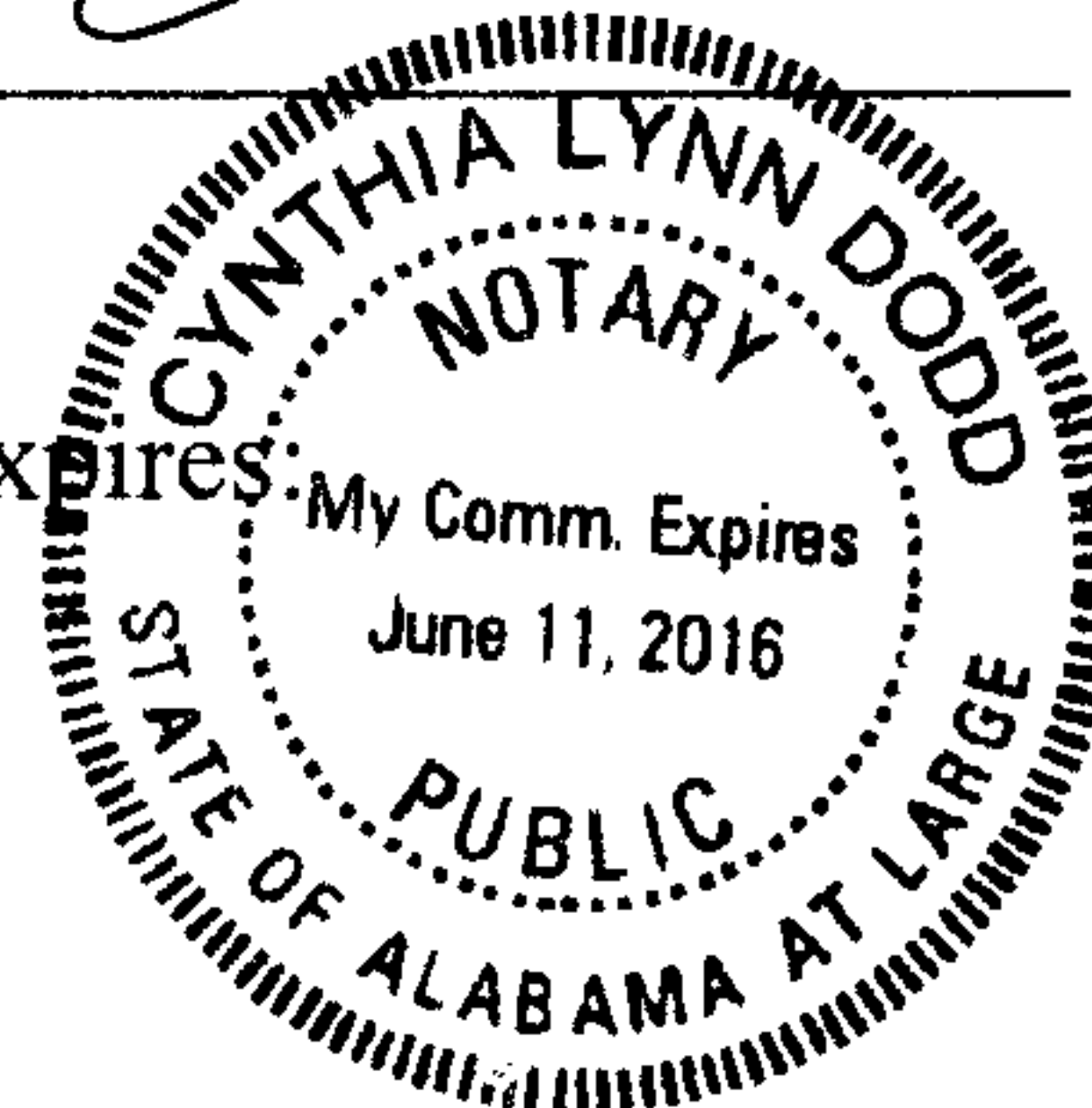
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSH RAY, whose name as Attorney in fact for SCOTT T. MOORE AND AMY MOORE, HUSBAND AND WIFE is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily, and in his capacity as Attorney in fact for SCOTT T. MOORE AND AMY MOORE on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2014.

[NOTARY SEAL]

[Signature]
Notary Public
Print Name:
Commission Expires:





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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 Scott Moore
 Mailing Address PO Box 722
High Springs FL
32655

Grantee's Name David Evans
 Mailing Address 950 Old Cahaba Drive
Helena AL 35080

Property Address 950 Old Cahaba Drive
Helena AL 35080

Date of Sale 2-28-14

Total Purchase Price \$ 229,000

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
 Sales Contract
 Closing Statement

- Appraisal
 Other

Shelby County, AL 03/10/2014
 State of Alabama
 Deed Tax: \$4.50

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 3-4-14

Print JENNIFER BANIK

Unattested

 (verified by)

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