


Send tax notice to:
VIOLA JEAN MOORE
349 Alta Vista Dr
Chelsea, AL 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

TITLE NOT EXAMINED

WARRANTY DEED


20140313000070470 1/3 \$93.50
Shelby Cnty Judge of Probate, AL
03/13/2014 01:36:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

Consideration 73,450

That in consideration of TEN AND 00/100 Dollars (\$10.00) in hand paid to the undersigned, DUSTIN C. DAVIS AND VIOLA JEAN MOORE (hereinafter referred to as "Grantors") by VIOLA JEAN MOORE (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3-48 ACCORDING TO THE PLAT OF CHELSEA PARK, 3RD SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 23 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED AS INSTRUMENT NO. 2004101400056696 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.
3. THE EASEMENTS, RESTRICTIONS, ASSESSMENTS, COVENANTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS OF THE DECLARATION AND IN MAP BOOK 34 PAGE 23 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, RIGHTS OF WAY, BUILDING SEBACK LINES AND OTHER MATTERS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/13/2014
State of Alabama
Deed Tax: \$73.50

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of February, 2014.

Dustin C. Davis

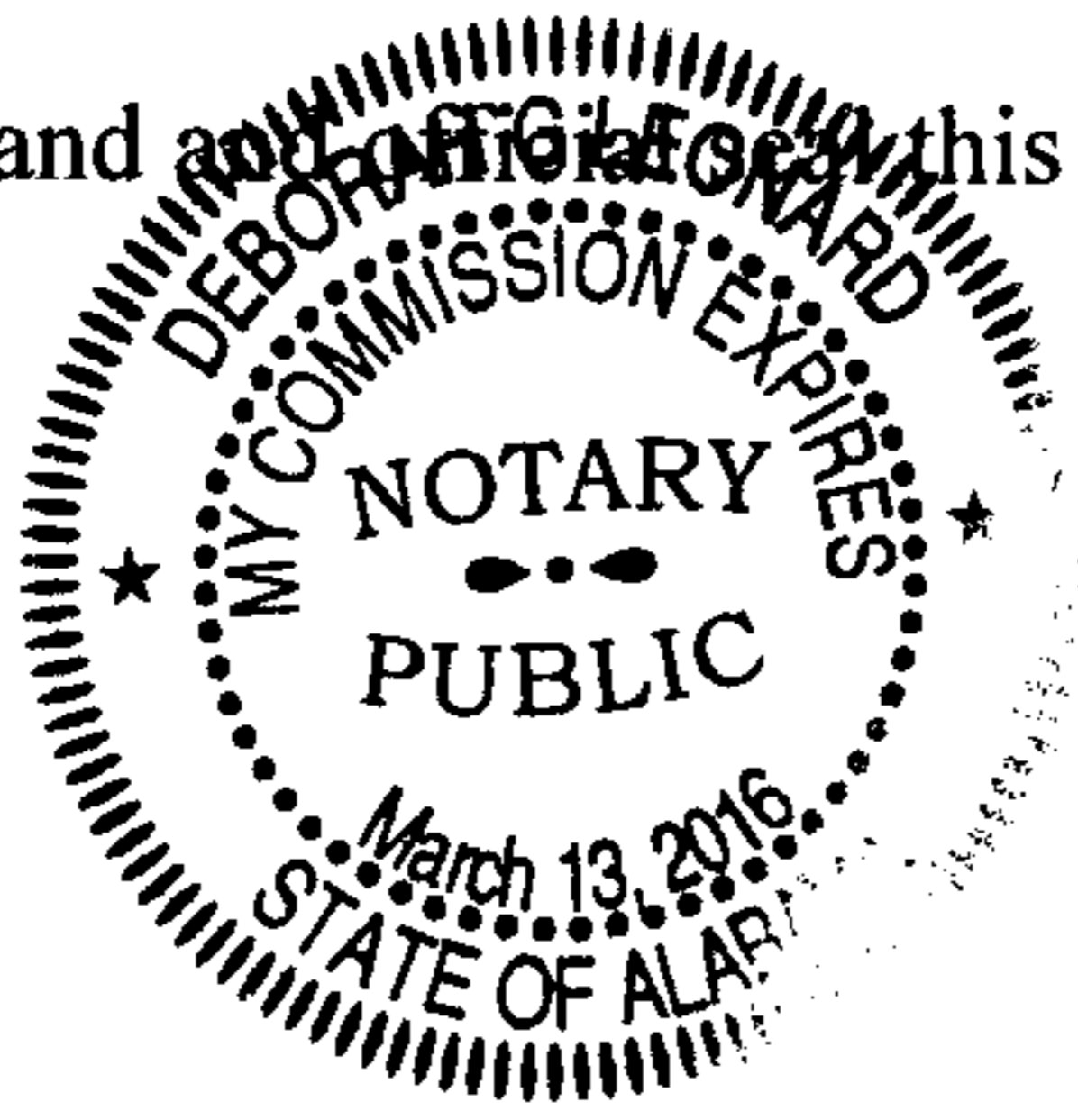
DUSTIN C. DAVIS

Viola Jean Moore
VIOLA JEAN MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DUSTIN C. DAVIS, whose name 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 on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2014.



Deborah G. Leonard

Notary Public

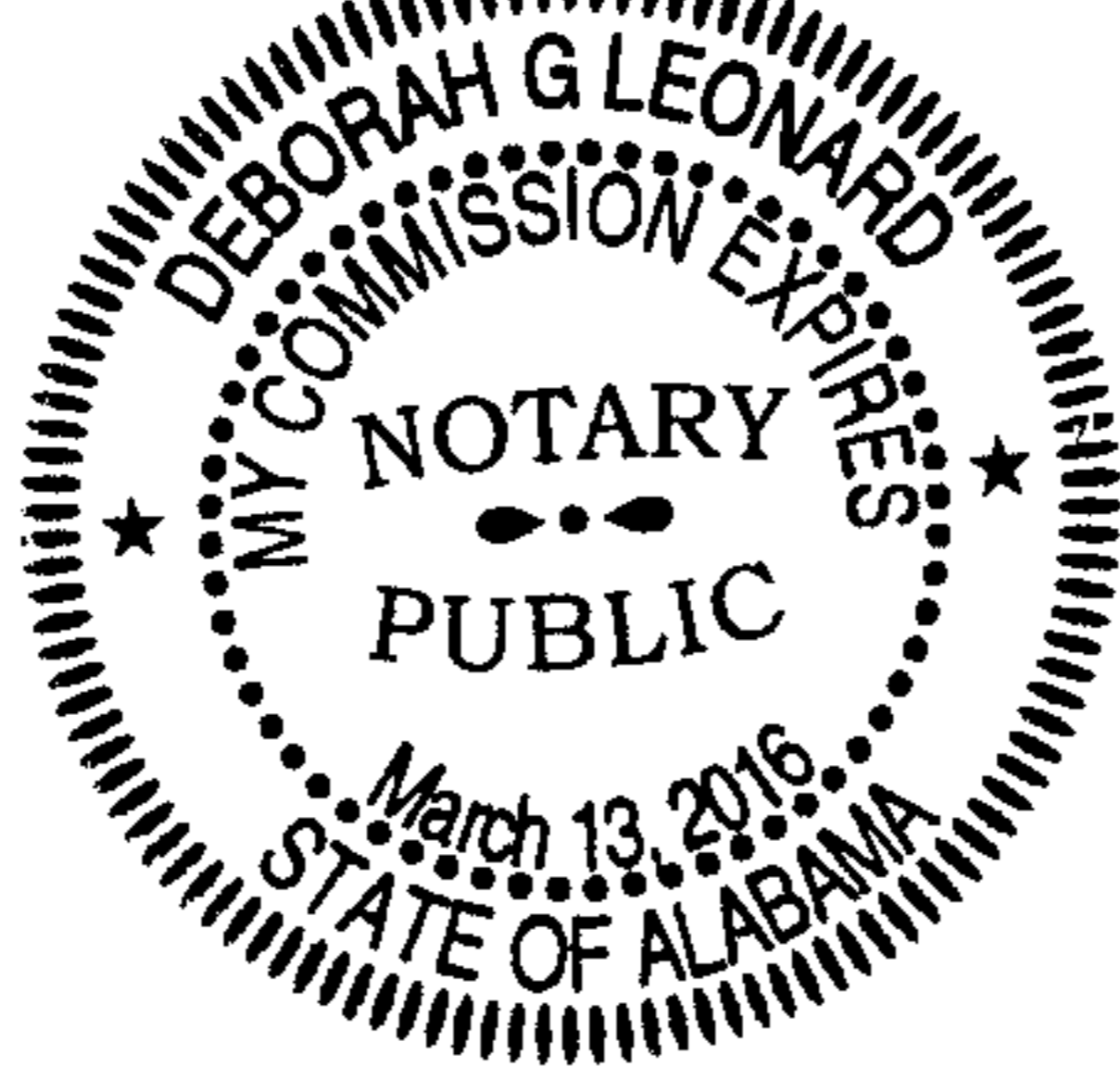
Print Name: *Deborah G. Leonard*

Commission Expires: *3/13/16*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIOLA JEAN MOORE, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of February 2014



Deborah G. Leonard

Notary Public

Print Name: *Deborah G. Leonard*

Commission Expires: *3-16-14*

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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 Dustin C Davis
Mailing Address 349 Alta Vista Dr
Chelsea AL 35043

Grantee's Name Viola Jean Moore
Mailing Address 349 Alta Vista Dr
Chelsea AL 35043

Property Address 1100 Fairbank Ln
Chelsea AL 35043

Date of Sale 2-26-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or Using 1/2 market value
Assessor's Market Value \$ 146,900

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 1/2 market value of \$73,450

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 2-26-14

Print Viola Jean Moore

Unattested

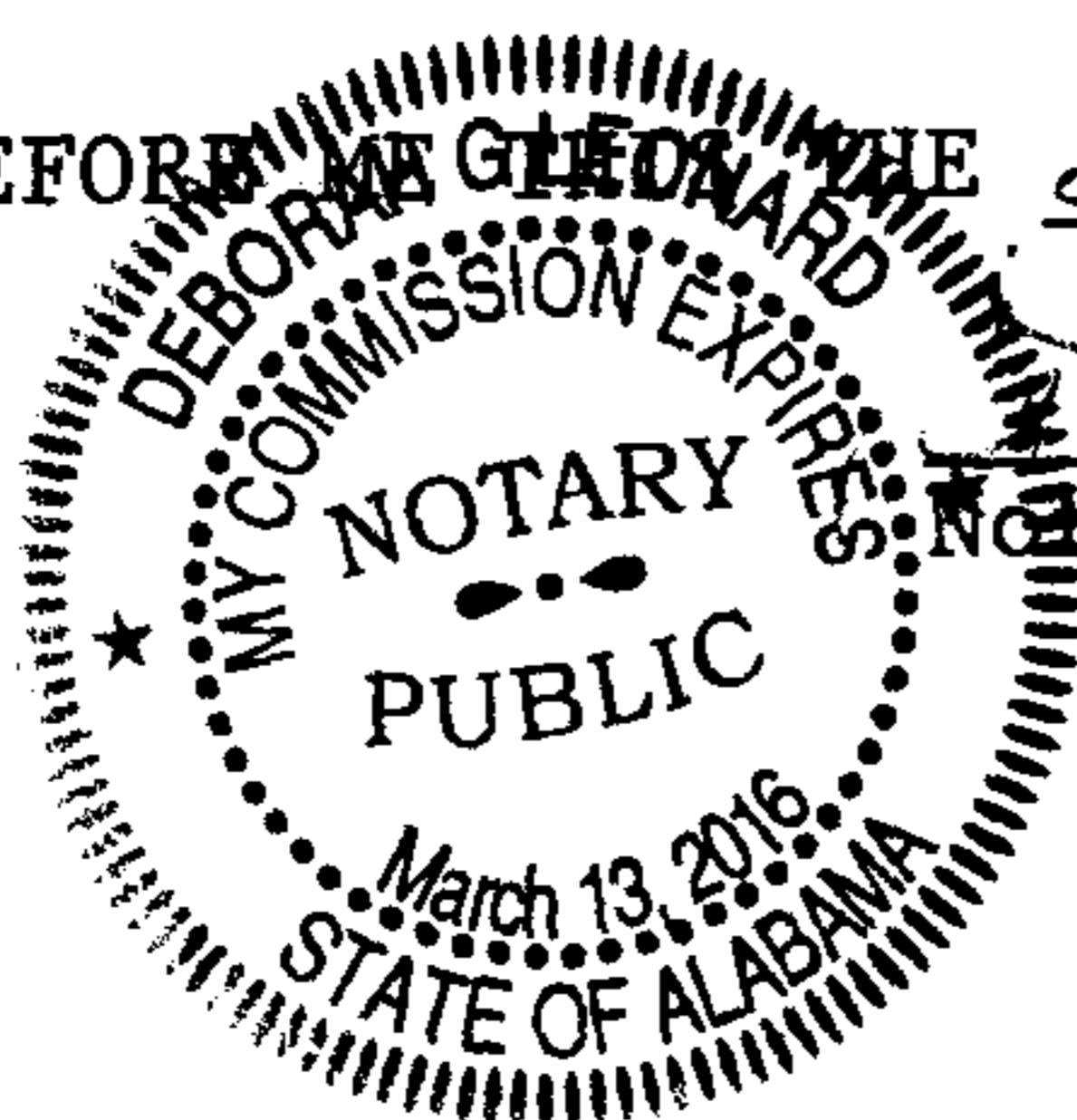
(verified by)

Sign Viola Jean Moore

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 26 DAY OF February, 2014.



Deborah Leonard
Notary Public



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