

This instrument was prepared by:

Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Eric J. Mosley and
Jennifer L. Mosley
208 Highland Park Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20140401000092170 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
04/01/2014 12:13:07 PM FILED/CERT

That in consideration of Five Hundred Twenty Five Thousand dollars and Zero cents (\$525,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Charles Terrell Grant, an unmarried man**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Eric J. Mosley and Jennifer L. Mosley** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 1632, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map book 25, Page 49, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, common area and all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded at Instrument #1999-31096, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Source of Title: Inst. #20130521000209000

SUBJECT TO:

1. Ad Valorem taxes for the year 2014, which are a lien not yet due and payable.
2. Right of Ways(s) to Water Works and Sewer Board of the City of Birmingham in Inst. #1995-34035 as well as release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities & limitations in Inst. #20020510000222260.
3. Declaration of Easement by Highland Lakes Development, Ltd & Highland Lakes Residential Association in Inst. #1995-18135.
4. Covenants, conditions, restrictions, and release of damages in Inst. #2002-16029.
5. Easement for ingress and egress to serve Highland Lakes Development in Inst. #1993/15704.
6. Right of Way to Shelby County in Book 196, Page 246.
7. Right of Way to Alabama Power in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670, Book 134, Page 408; Book 133, Pages 210 and 212, Real Volume 31, Page 355; Inst. #1994-1186 and Inst. #2000-11842.
8. Declaration of Easements and Master Protective Covenants for Highland Lakes in Inst. #1994-0711; amended in Inst. #1996-17543 and Inst. #1999-31096, along with Articles of Incorporation in Inst. #1999-31095.
9. Riparian or water rights as shown by public record.
10. Mineral and mining rights in Deed Book 81, Page 417.
11. Restrictions, public utility easements and building setback lines as shown in Map Book 25, Page 49.
12. Release of damages, reservations, conditions and restrictions in Inst. #2002/13246.

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.

\$417,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.
\$55,500.00 of the consideration herein was derived from a secondary mortgage loan closed simultaneously herewith
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this.

(Seal)

Charles Terrell Grant (Seal)

STATE OF ALABAMA

}

JEFFERSON COUNTY

General Acknowledgment

I, Stuart J. Garner, a Notary Public in and for said County, in said State, hereby certify that **Charles Terrell Grant**, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this **13th** day of **March**, 2014, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2014.

Stuart J. Garner, Notary Public
My Commission Expires: 8/19/2017

Shelby County, AL 04/01/2014
State of Alabama
Deed Tax: \$53.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles Terrell Grant Grantee's Name Eric J. Mosley
Mailing Address _____ Mailing Address Jennifer L. Mosley
208 Highland Park Dr
B'ham, AL 35242
Property Address 208 Highland Park Dr Date of Sale 3/13/14
B'ham, AL 35242 Total Purchase Price \$ 525,000.-
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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 - 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 3/13/2014 Print CHARLES T. GRANT
Unattested [Signature] Sign Charles T. Grant
(verifier by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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