

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mr. & Mrs. Jason E. Lucia

2301 Mountain Run
Birmingham, AL 35244

20140403000096470 1/5 \$261.00
Shelby Cnty Judge of Probate, AL
04/03/2014 03:02:39 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND NO/00 DOLLARS (\$235,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **E. Farley Moody, II, an unmarried man and Mary Louise Moody, an unmarried woman**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Jason E. Lucia and Andrea B. Lucia**, (herein referred to as **grantee, whether one or more**), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of April, 2014.

E. Farley Moody II
E. Farley Moody, II

Mary Louise Moody
Mary Louise Moody

(SEE NOTARY ACKNOWLEDGMENT ATTACHED)

Shelby County, AL 04/03/2014
State of Alabama
Deed Tax: \$235.00

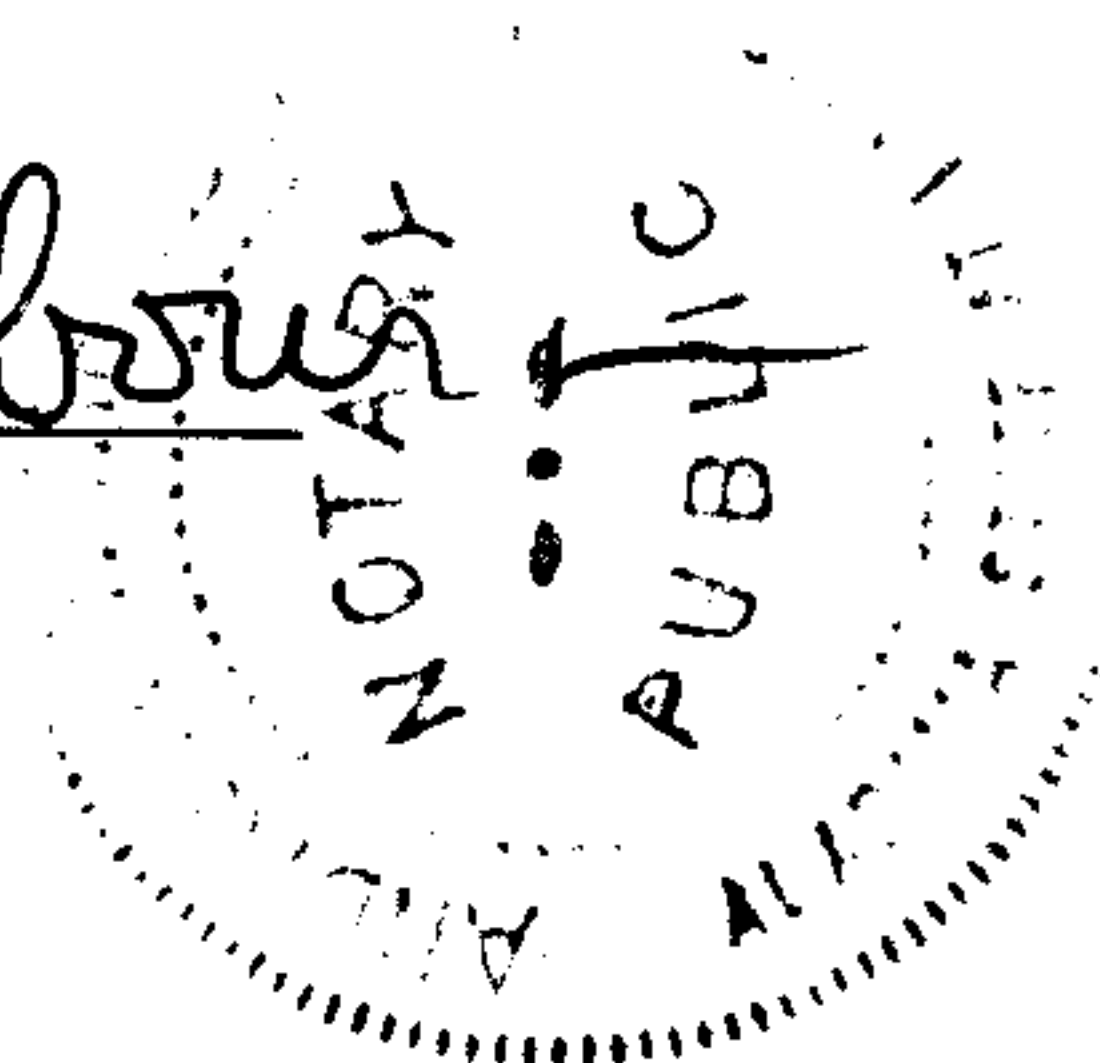
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that E. Farley Moody, II, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of ~~April~~ ^{March}, 2014.

My commission expires: June 11, 2014

Andreey Meebourn
Notary Public



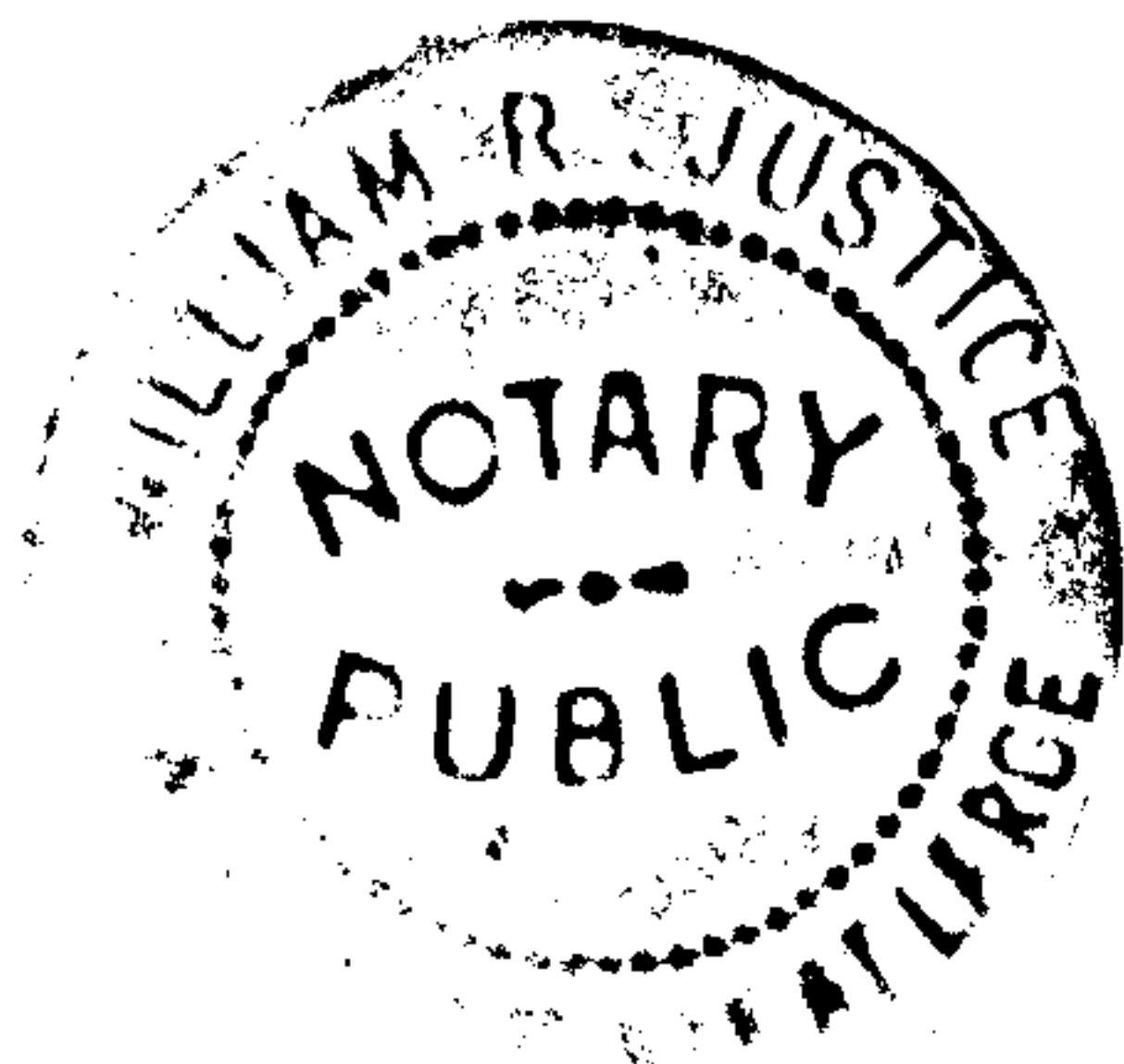
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Mary Louise 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2014.

My commission expires: 9/12/15

William R. Justice
Notary Public



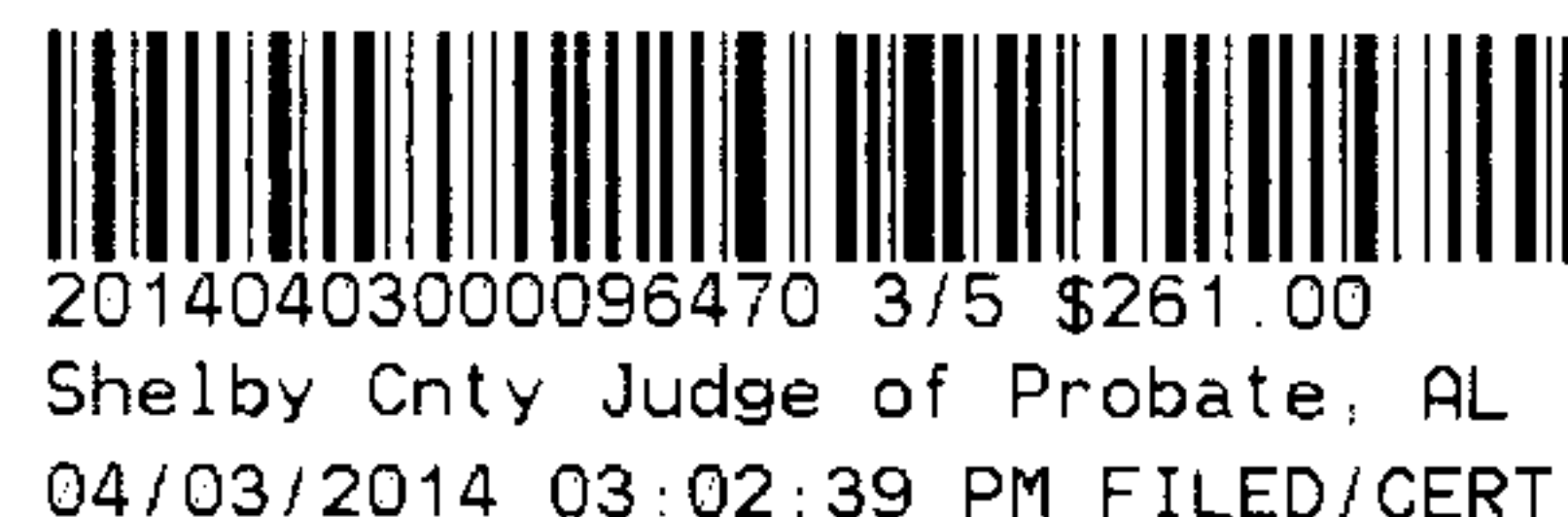
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EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land being the NE 1/4 of the NE 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of the above said 1/4-1/4, said point being the POINT OF BEGINNING; thence N88°58'23"E, a distance of 1325.61' to the SE Corner of said 1/4-1/4; thence N00°45'35"W, a distance of 1319.03' to the NE Corner of said 1/4-1/4; thence S89°13'59"W, a distance of 1322.52' to the NW Corner of said 1/4-1/4; thence S00°13'19"E, a distance of 667.26'; thence S01°02'14"E, a distance of 657.83' to the POINT OF BEGINNING. Said Parcel containing 40.26 acres, more or less.

Also, a 30 foot non-exclusive perpetual easement for ingress, egress and utilities beginning at County Road 301 and following an existing road across SE ¼ of the NW ¼ and S ½ of NE ¼ of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama. The location of the easement is shown on the boundary survey plat by Rodney Shiflett dated March 28, 2014 attached hereto.



P.O. BOX 204
COLUMBIA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOS NO 14114

BOUNDARY SURVEY

1. NORTH ARROW AND REMAINS AS SHOWN HEREON ARE BASED ON PLAT.
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED BY SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE GROUND/ HORIZONTAL DIST., AND FIELD MEASUREMENTS OF OWNERS/ RECD. AGENTS.



GRAPHIC SCALE

1. **Introduction**

[illegible]

According to my survey of March 28, 2014

Richard T. Griffith A. Rep. 201784

PLAT

40.26± ACRES

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Property Address: 359 Everine Drive

Calera, AL 35040

Date of Sale 4/2/14

Total Purchase Price \$ 235,000.00

PROPERTY ADDRESS: 359 Everine Drive
Calera, AL 35040

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
 X Sales Contract
 Closing Statement

 Appraisal
 Other -

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

3/31/14

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

E. F. Moody

 Unattested

(Verified by)

Form RT-1

GRANTOR'S Name: E. Farley Moody, II
29921 Bayland Drive
Orange Beach, AL 36561

GRANTEE'S NAME: Jason E. & Andrea B. Lucia
2301 Mountain Run
Birmingham, AL 35244



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