

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jason Paul Moore
153 Kristi Ln
Harpersville AL 35078

WARRANTY DEED



20140625000192110 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
06/25/2014 11:52:49 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY TWO THOUSAND FIVE HUNDRED SIXTY DOLLARS and NO/00 (\$22,560.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Blanton Moore, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Jason Paul Moore (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 25th day of June, 2014.

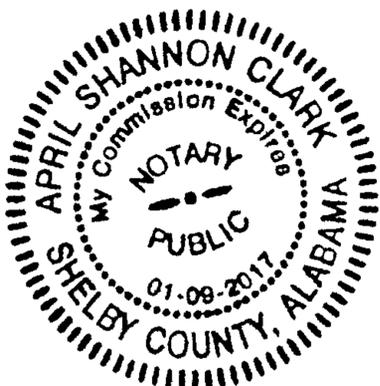
Blanton Moore
Blanton Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Blanton Moore**, 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 25th day of June, 2014.

April Clark
Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 06/25/2014
State of Alabama
Deed Tax: \$23.00

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northeast corner of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 22, Township 19 South, Range 1 East, thence run West along the North line of said S $\frac{1}{2}$ a distance of 1715.13 feet to a point on the East R/W line of Shelby County Hwy. #55; thence turn an angle of 74 deg. 46' 42" to the left and run South along said Hwy. R/W a distance of 235.00 feet to the point of beginning; thence continue along said Hwy. R/W a distance of 80.00 feet; thence turn an angle of 105 deg. 13' 18" to the left and run a distance of 200.00 feet; thence turn an angle of 74 deg. 46' 42" to the left and run a distance of 80.00 feet; thence turn an angle of 105 deg. 13' 18" to the left and run a distance of 200.00 feet to a point on the East R/W line of Shelby County Hwy. #55 and the point of beginning. Situated in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 22, Township 19 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

Also

A parcel of land situated in the NW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East; thence N 90°00'00" W, a distance of 1335.36'; thence continue N 90°00'00" W a distance of 378.83' to a point on the Easterly right of way of Shelby County Highway 55; thence S 15°12'47" W along said right of way a distance of 206.80' to the Point of Beginning; thence along said right of way S 15°12'47" W a distance of 28.00'; thence S 89°55'17" E a distance of 157.75'; thence N 79°44'10" W a distance of 152.85' to the Point of Beginning.



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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 Blanton Moore
Mailing Address 153 Kristy Ln Harpersville AL 35078
Property Address 10882 Hwy 55 Sterret AL

Grantee's Name Jason Paul Moore
Mailing Address 10882 Hwy 55 Sterret AL
Date of Sale 6-25-2014
Total Purchase Price
or
Actual Value
or
Assessor's Market Value \$22560.00

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 tax Value

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 of 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 6-25-14

Unattested

AC (verified by)

Print Blanton Moore

Sign Blanton Moore (Grantor/Grantee/Owner/Agent) circle one

