

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

This Instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Jason Lucia**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

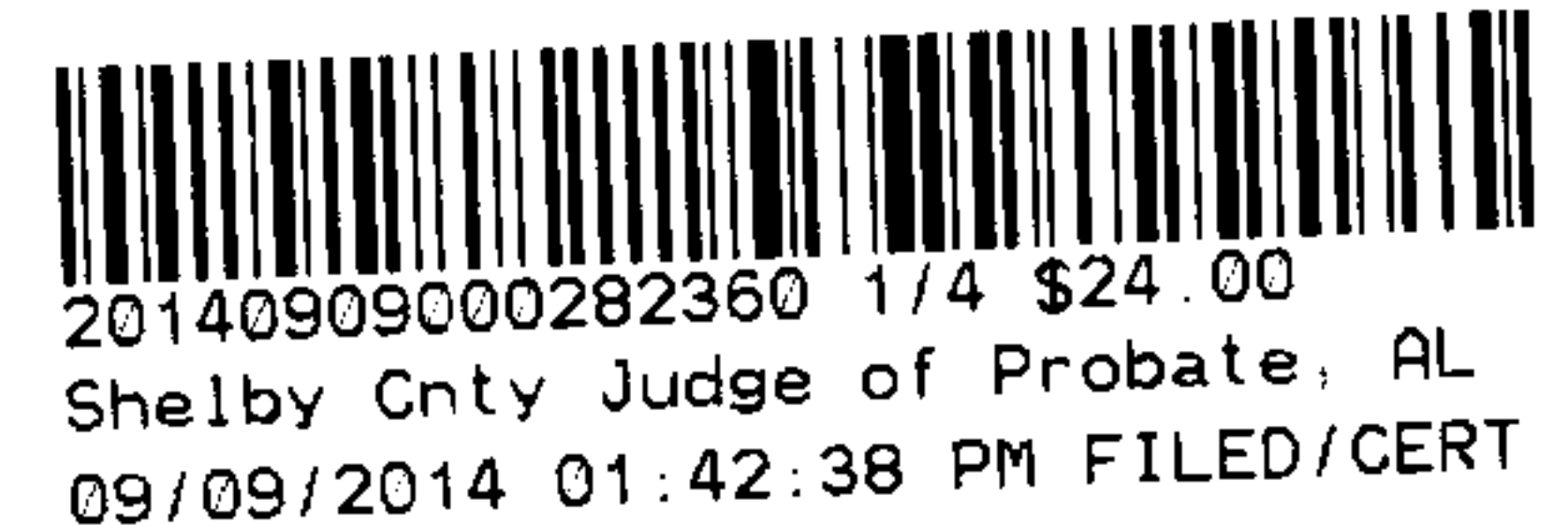
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the effectuation of the terms of the Decree of Divorce respecting Civil Action No. DR-2012-0188.00(HLC) in the Circuit Court of Shelby County, Alabama (Mary Louise Moody v. Earle Farley Moody, II), the undersigned grantor (whether one or more), I or we, **Mary Louise Moody, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jason E. Lucia and Andrea B. Lucia (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

*½ interest in and to the following described property*  
**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.



**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 5<sup>th</sup> day of Sept., 2014.

**Mary Louise Moody**

**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 5<sup>th</sup> day of September, 2014.


Notary Public **MY COMMISSION EXPIRES JUNE 27, 2016**  
My Commission Expires:



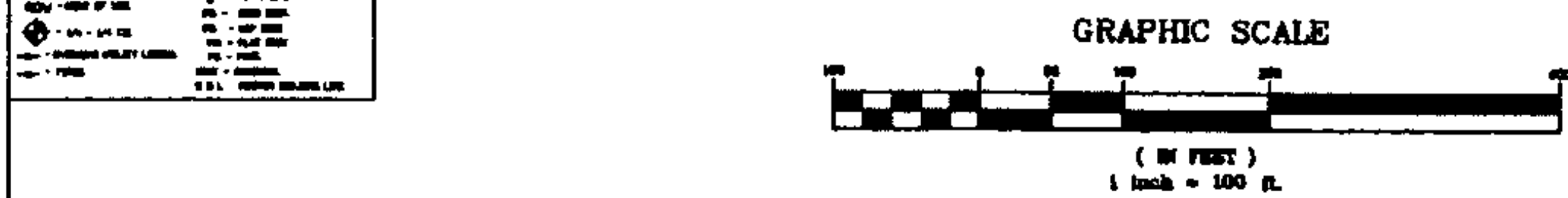
**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEGIN at the SE Corner of the NE 1/4 of the NE 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°58'23"W, a distance of 1325.61' to the SW Corner of above said 1/4 - 1/4; thence S01°02'14"E, a distance of 16.12' to the approximate north line of a 30' non-exclusive perpetual easement for ingress/egress and utilities, as recorded in Inst. #20050602000267450, in the Office of the Judge of Probate of Shelby County, Alabama, (all further calls will be along said north line of easement until otherwise specified) said point also being the beginning of a non-tangent curve to the right, having a radius of 340.00, a central angle of 15°34'12", and subtended by a chord which bears S81°02'49"E, and a chord distance of 92.11'; thence along the arc of said curve, a distance of 92.39'; thence S73°15'43"E, a distance of 57.75'; thence S79°43'43"E, a distance of 108.39' to a curve to the right, having a radius of 715.00, a central angle of 08°10'36", and subtended by a chord which bears S75°38'25"E, and a chord distance of 101.95'; thence along the arc of said curve, a distance of 102.04'; thence S71°33'07"E, a distance of 179.80' to a curve to the right, having a radius of 1115.00, a central angle of 15°17'57", and subtended by a chord which bears S63°54'09"E, and a chord distance of 296.84'; thence along the arc of said curve, a distance of 297.73'; thence S56°15'10"E, a distance of 180.11'; thence S58°14'03"E, a distance of 115.22' to a curve to the left, having a radius of 70.00, a central angle of 45°12'49", and subtended by a chord which bears S80°50'27"E, and a chord distance of 53.82'; thence along the arc of said curve, a distance of 55.24'; thence N76°33'08"E, a distance of 151.14' to a curve to the right, having a radius of 180.00, a central angle of 21°33'33", and subtended by a chord which bears N87°19'55"E, and a chord distance of 67.33'; thence along the arc of said curve, a distance of 67.73'; thence S81°53'18"E, a distance of 27.23'; thence N00°45'35"W and leaving said approximate north line of 30' easement, a distance of 437.81' to the POINT OF BEGINNING.

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 August 22, 2014 attached hereto.

  
20140909000282360 2/4 \$24.00  
Shelby Cnty Judge of Probate: AL  
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# STATE OF ALABAMA

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown herein. That there are no value encumbrances of any kind upon the subject lot except as shown herein, including utility service lines, wires or pipes that serve the subject lot only that are shown dedicated easements or rights of way. That filed corners have been found or installed at all lot corners. I further certify that this survey and this plat meets standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

## \*PARCEL 3

BEING the SE Corner of the NE 1/4 of the NE 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama, sold point being the POINT OF BEGINNING, thence S89°42'27"W, a distance of 1325.81' to the SE Corner of above said 1/4 - 1/4, thence S01°02'14"E, a distance of 16.12' to the approximate north line of a 30' non-exclusive perpetual easement for ingress/egress and utilities, as recorded in inst. #200509000282360, in the Office of the Judge of Probate of Shelby County, Alabama, (all further calls will be along said north line of easement) until otherwise specified, said point also being the beginning of a non-tangent curve to the right, having a radius of 340.00', a central angle of 18°34'12", and subtended by a chord which bears S81°02'48"E, and a chord distance of 52.11'; thence along the arc of said curve, a distance of 62.30'; thence S72°18'43"E, a distance of 57.75'; thence S79°43'43"E, a distance of 108.36' to a curve to the right, having a radius of 716.00', a central angle of 08°10'38", and subtended by a chord which bears S79°28'25"E, and a chord distance of 103.85'; thence along the arc of said curve, a distance of 103.04'; thence S71°33'07"E, a distance of 178.82' to a curve to the right, having a radius of 1118.00', a central angle of 15°17'37", and subtended by a chord which bears S63°54'09"E, and a chord distance of 298.84'; thence along the arc of said curve, a distance of 287.73'; thence S05°33'10"E, a distance of 180.11'; thence S05°14'03"E, a distance of 115.22' to a curve to the left, having a radius of 76.00', a central angle of 49°12'49", and subtended by a chord which bears S00°50'27"E, and a chord distance of 53.62'; thence along the arc of said curve, a distance of 55.24'; thence N79°33'08"E, a distance of 151.14' to a curve to the right, having a radius of 180.00', a central angle of 21°53'37", and subtended by a chord which bears N07°18'05"E, and a chord distance of 67.33'; thence along the arc of said curve, a distance of 67.73'; thence S81°53'18"E, a distance of 27.23'; thence N07°45'35"W and leaving said approximate north line of 30' easement, a distance of 437.81' to the POINT OF BEGINNING.

Said Parcel containing 7.43 acres, more or less.

ALSO AND INCLUDING a 30' non-exclusive perpetual easement for ingress/egress and utility easement as recorded in inst. #200509000282360.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0030 E, Zone "C", dated February 26, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

## NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Way, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of August 22, 2014

Rodney Y. Shiflett A.L. Reg. #21784

1" OPEN TOP

BASES OF BEARING BASED ON S.M. ALLEN SURVEY, DATED DECEMBER 2013

A 30' NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS/EGRESS AND UTILITIES BEGINNING AT HWY 301 AND FOLLOWING AN EXISTING ROAD ACROSS SE 1/4 OF THE NW 1/4 AND THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 14 EAST, SHELBY COUNTY, AL AS RECORDED IN INST. #200509000282360

105 X VALDIEH

SW CORNER  
NE 1/4 - NE 1/4  
SEC. 6, T-24N, R-14E  
SHELBY COUNTY, AL  
1" OPEN TOP FOUND

SE CORNER  
NE 1/4 - NE 1/4  
SEC. 6, T-24N, R-14E  
SHELBY COUNTY, AL  
1" OPEN TOP FOUND

PARCEL 3  
7.42± ACRES

A 30' NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS/EGRESS AND UTILITIES BEGINNING AT HWY 301 AND FOLLOWING AN EXISTING ROAD ACROSS SE 1/4 OF THE NW 1/4 AND THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 14 EAST, SHELBY COUNTY, AL AS RECORDED IN INST. #200509000282360

NO IMPROVEMENTS SHOWN, PER OWNER'S REQUEST.

## BOUNDARY SURVEY

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON PLAT.
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298

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Shelby Cnty Judge of Probate, AL  
09/09/2014 01:42:38 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Mary Louise Moody  
Mailing Address 805 Timberline Ln  
Calera AL 35010  
Property Address Vacant Lot

Grantee's Name Jason E. Lucia  
Mailing Address 965 Lake Circle  
B'ham AL 35244

Date of Sale 9/5/2014  
Total Purchase Price 0.00 (Divorce)  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

\* Transfer tax paid on deed  
filed ahead of this deed. (Inst #  
Same property being conveyed to same grantees.

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

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 \_\_\_\_\_

Print Mike T. Atchison

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20140909000282360 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/09/2014 01:42:38 PM FILED/CERT

Form RT-1