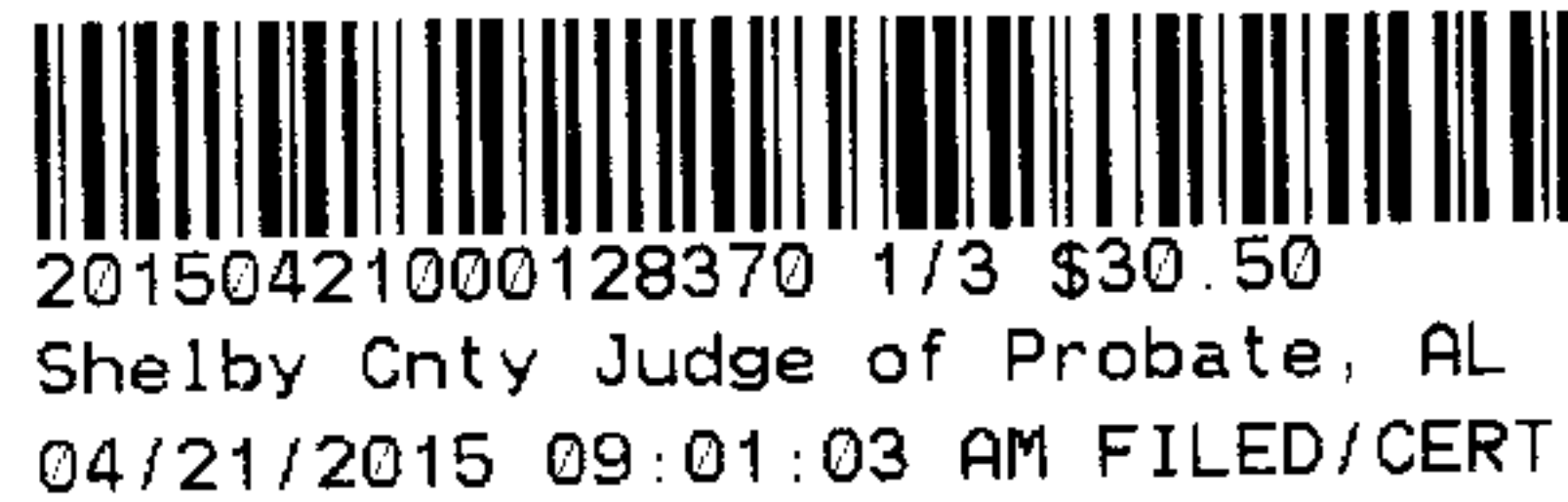


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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



Send Tax Notice to:
Amanda Falkner
PO Box 1466
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$10,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **Betty Mooney, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Amanda Falkner and Terry Falkner** (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, 2015.
2. Easements, restrictions, rights of way, and permits of record.

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

Grantor herein is the surviving heir at law of Adela Hendryx, deceased. Adela Hendryx was the grantee in deed recorded in Inst. No. 1999-35366, Probate Office, Shelby County, Alabama.

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 21st day of April, 2015.

Betty Mooney

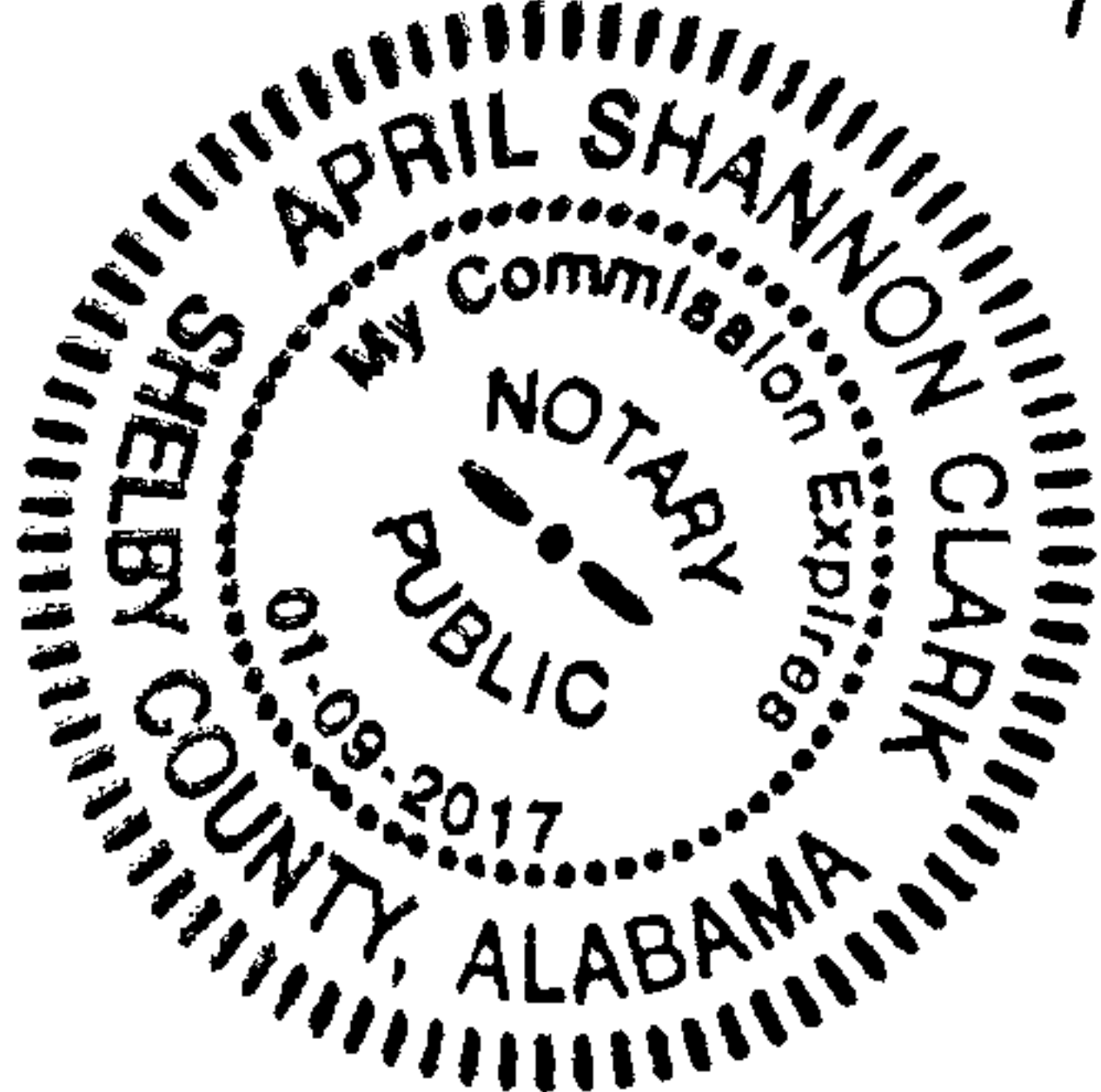
Shelby County, AL 04/21/2015
State of Alabama
Deed Tax: \$10.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty Mooney**, 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 21st day of April, 2015.

My Commission Expires: 1-9-2017
Notary Public




20150421000128370 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
04/21/2015 09:01:03 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 East, Shelby County, Alabama and the SW corner of lot 20 of Mooney Estates as recorded in Map Book 13, Page 30 in the Offices of the Judge of Probate in Shelby County, Alabama; thence N $89^{\circ}59'50''$ E along the south line of said lot 20 a distance of 335.36' to the SE corner of said lot 20 and the POINT OF BEGINNING; thence continue along the last described course a distance of 670.59' to the SW corner of lot 18 of said Mooney Estates; thence N $01^{\circ}28'58''$ E along the west line of said lot 18 a distance of 1325.46'; thence N $88^{\circ}44'34''$ W a distance of 663.39'; thence S $1^{\circ}46'51''$ W along the east line of said lot 20 a distance of 1340.25' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Betty Mooney
Mailing Address 655 Mooney Rd
Columbiana AL 35051
Property Address 1416 Mooney Rd
Columbiana

Grantee's Name Amanda Falkner
Mailing Address PO Box 1466
Columbiana AL 35051
Date of Sale _____
Total Purchase Price 10,500.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20150421000128370 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
04/21/2015 09:01:03 AM FILED/CERT

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 _____

Unattested

(verified by)

Print Betty Mooney

Sign Betty Mooney

(Grantor/Grantee/Owner/Agent) circle one