

This Instrument was Prepared by:

Send Tax Notice To: Carolyn Jeanette Wayland

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

120 Fallow Creek
Chester, AL 35043

File No.: MV-14-21843

WARRANTY DEED



20150512000156260 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
05/12/2015 10:33:39 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Eight Thousand Dollars and No Cents (\$28,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Marnetta Marie Moore**, a single woman and Marnetta Marie Moore as Personal Representative of the Estate of Jewell Faye Moore PR 2013-000780, Shelby County, Alabama. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carolyn Jeanette Wayland**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

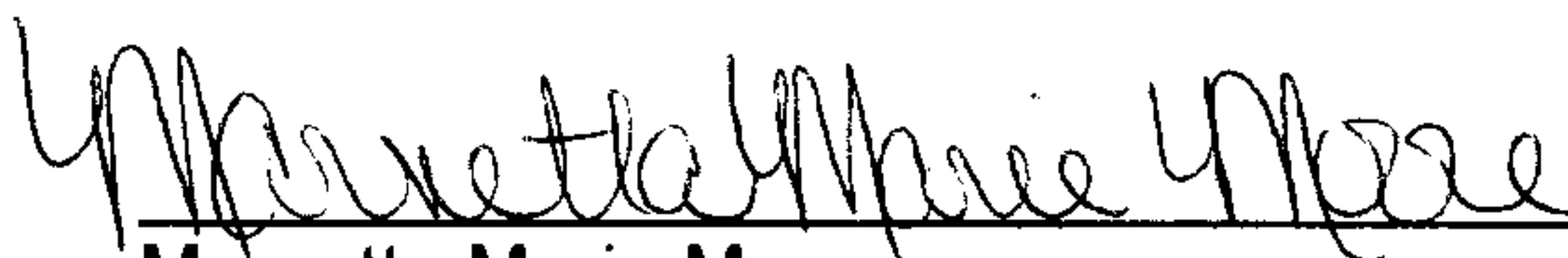
Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

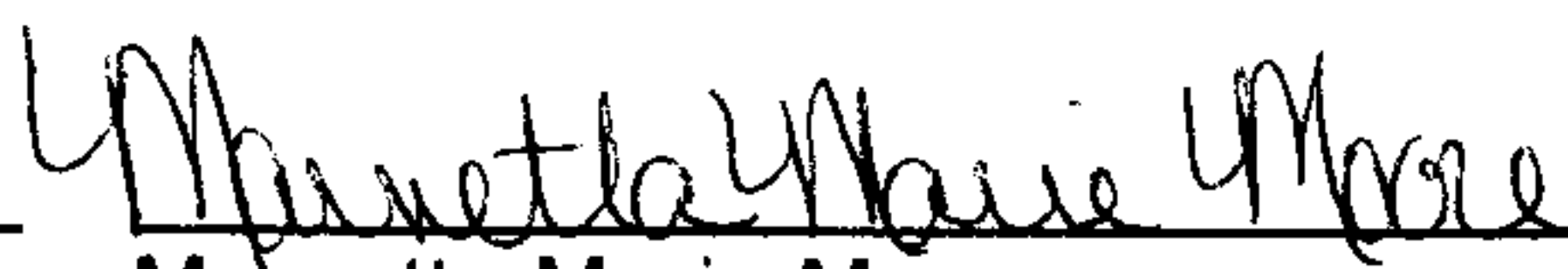
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of December, 2014.


Marnetta Marie Moore

 As Personal Representative
Marnetta Marie Moore
As Personal Representative of The Estate of Jewell Faye Moore PR 2013-000780, Shelby County, Alabama.

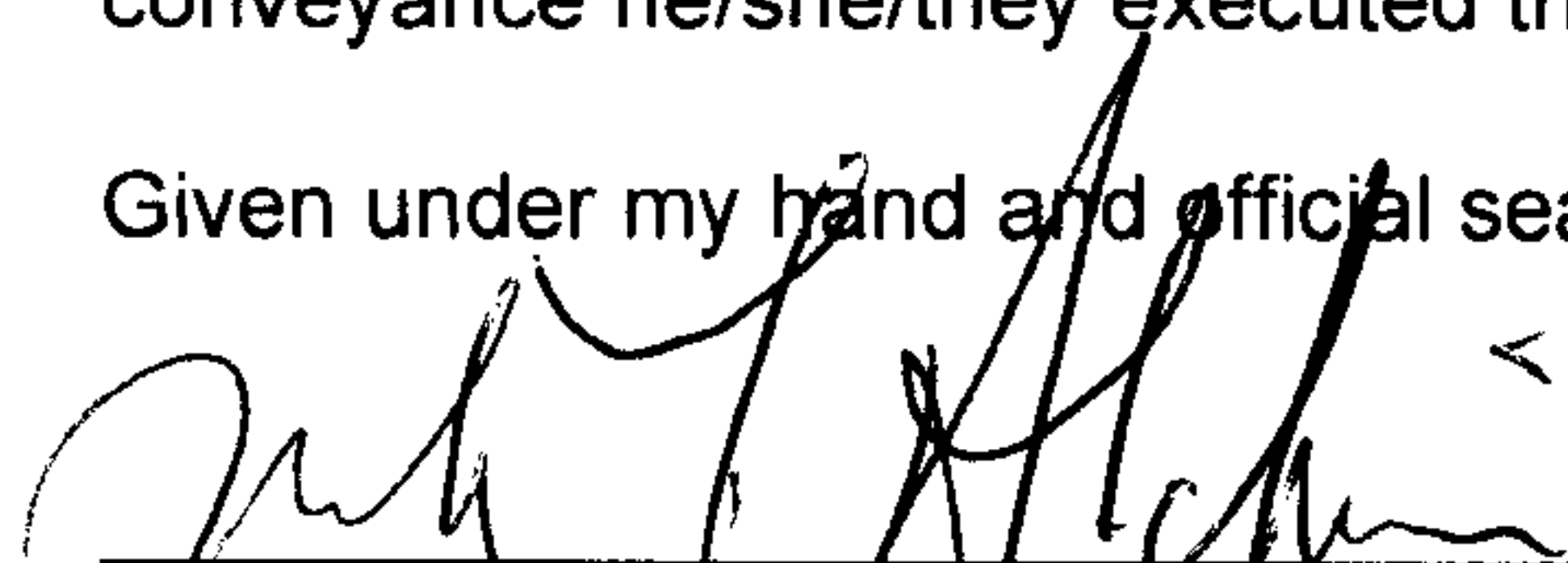
State of Alabama

Shelby County, AL 05/12/2015
State of Alabama
Deed Tax: \$28.00

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Marnetta Marie Moore, and Marnetta Marie Moore as Personal Representative of the Estate of Jewell Faye Moore PR 2013-000780, Shelby County, Alabama whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of December, 2014.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: October 04, 2016

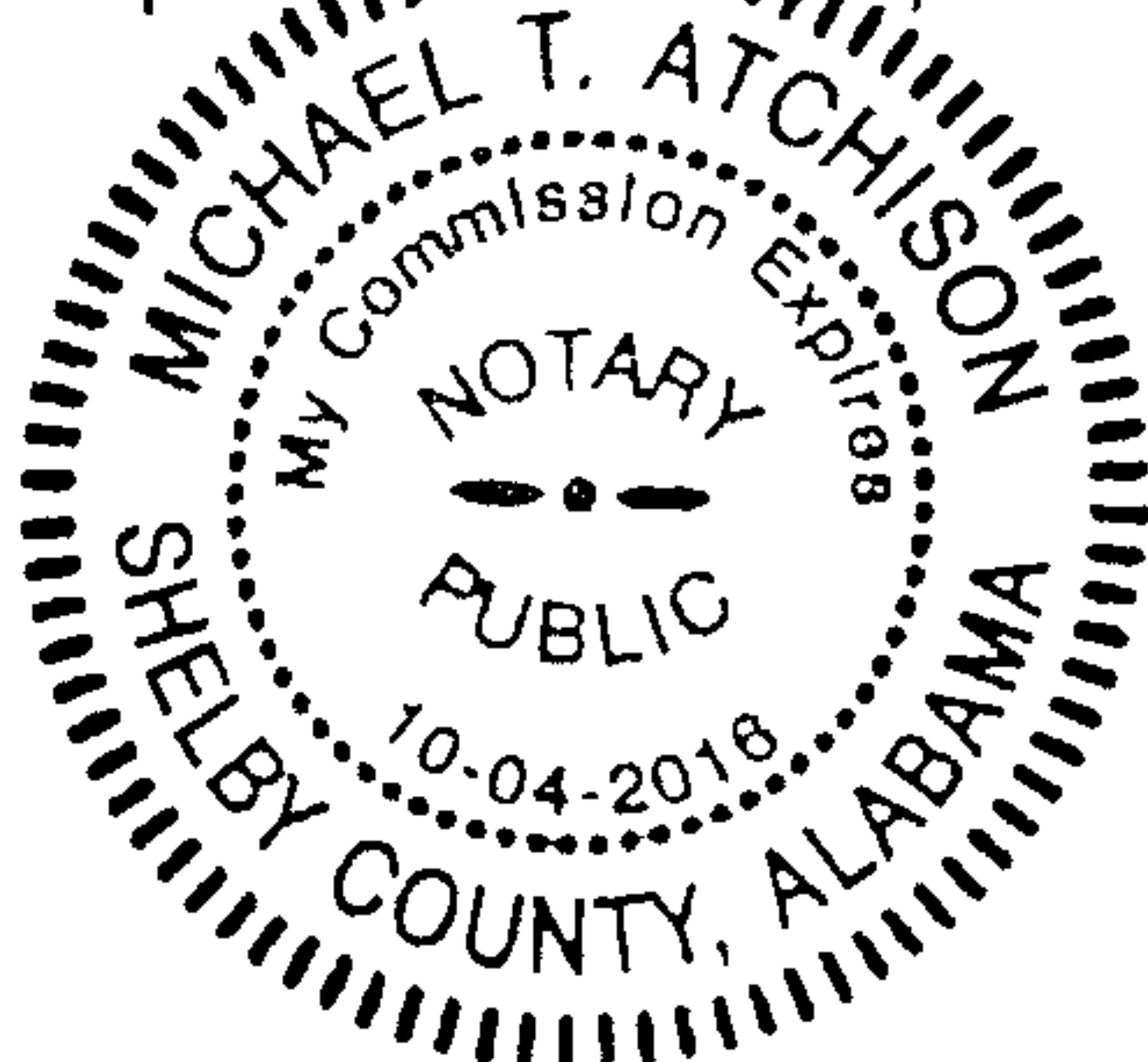



EXHIBIT "A"
LEGAL DESCRIPTION


20150512000156260 2/3 \$49.00
Shelby Cnty Judge of Probate, AL
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Commence at the Northwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence South along the West boundary line of said section for a distance of 612.08 feet to the South right of way line of U.S. Highway No. 280; thence turn an angle of 108 degrees 13 minutes 56 seconds to the left and run along said highway right of way line for a distance of 563.90 feet; thence turn an angle of 108 degrees 13 minutes 56 seconds to the right for a distance of 210.0 feet to the POINT OF BEGINNING; thence turn an angle of 04 degrees 09 minutes 41 seconds to the left for a distance of 46.61 feet; thence turn an angle of 36 degrees 00 minutes 37 seconds to the left for a distance of 53.65 feet; thence turn an angle of 03 degrees 59 minutes 07 seconds to the right for a distance of 53.95 feet; thence turn an angle of 05 degrees 53 minutes 47 seconds to the right for a distance of 56.07 feet; thence run southerly for 184.49 feet; thence turn an angle to the right of 90 degrees for a distance of 204.05 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right for a distance of 331.13 feet; thence turn an angle of 71 degrees 19 minutes 34 seconds to the right for a distance of 76.33 feet to the point of beginning.

EASEMENT DESCRIPTION;

Commence at the Northwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence South along the West boundary line of said section for a distance of 612.08 feet to the South right of way line of U.S. Highway No. 280; thence turn an angle of 108 degrees 13 minutes 56 seconds to the left and run along said highway right of way line for a distance of 577.10 feet to the point of beginning of the centerline of a 25 foot easement; thence turn an angle of 108 degrees 13 minutes 56 seconds to the right for a distance of 213.66 feet; thence turn an angle of 04 degrees 09 minutes 41 seconds to the left for a distance of 42.10 feet; thence turn an angle of 36 degrees 00 minutes 37 seconds to the left for a distance of 50.02 feet; thence turn an angle of 03 degrees 59 minutes 07 seconds to the right for a distance of 55.03 feet; thence turn an angle of 05 degrees 53 minutes 47 seconds to the right for a distance of 56.72 feet to the point of ending of the centerline of a 25 foot easement.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Marnetta Marie Moore
Mailing Address 86 Seale Dr
Columbiana AL 35051

Grantee's Name Carolyn Jeanette Wayland
Mailing Address 120 Fallow Circle
Chelsea AL 35043

Property Address Vacant Lot
Westover, AL

Date of Sale December 08, 2014

Total Purchase Price \$28,000.00

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


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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 May 06, 2015

Print

Sign

Unattested

AC
(verified by)

M. K. T. Atchison
[Signature]
(Grantor/Grantee/Owner/Agent) circle one