

This Instrument was Prepared by:

Send Tax Notice To: Jason P. Moore
10882 Highway 55
Sterrett, AL 35147

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22165

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Two Thousand Dollars and No Cents (\$222,000.00)**, 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, **Jason P. Moore and wife, Mandy Moore**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jason P. Moore and Mandy Moore**, (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$192,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 5th day of June, 2015.

Jason P Moore
Jason P Moore

Mandy Moore
Mandy Moore

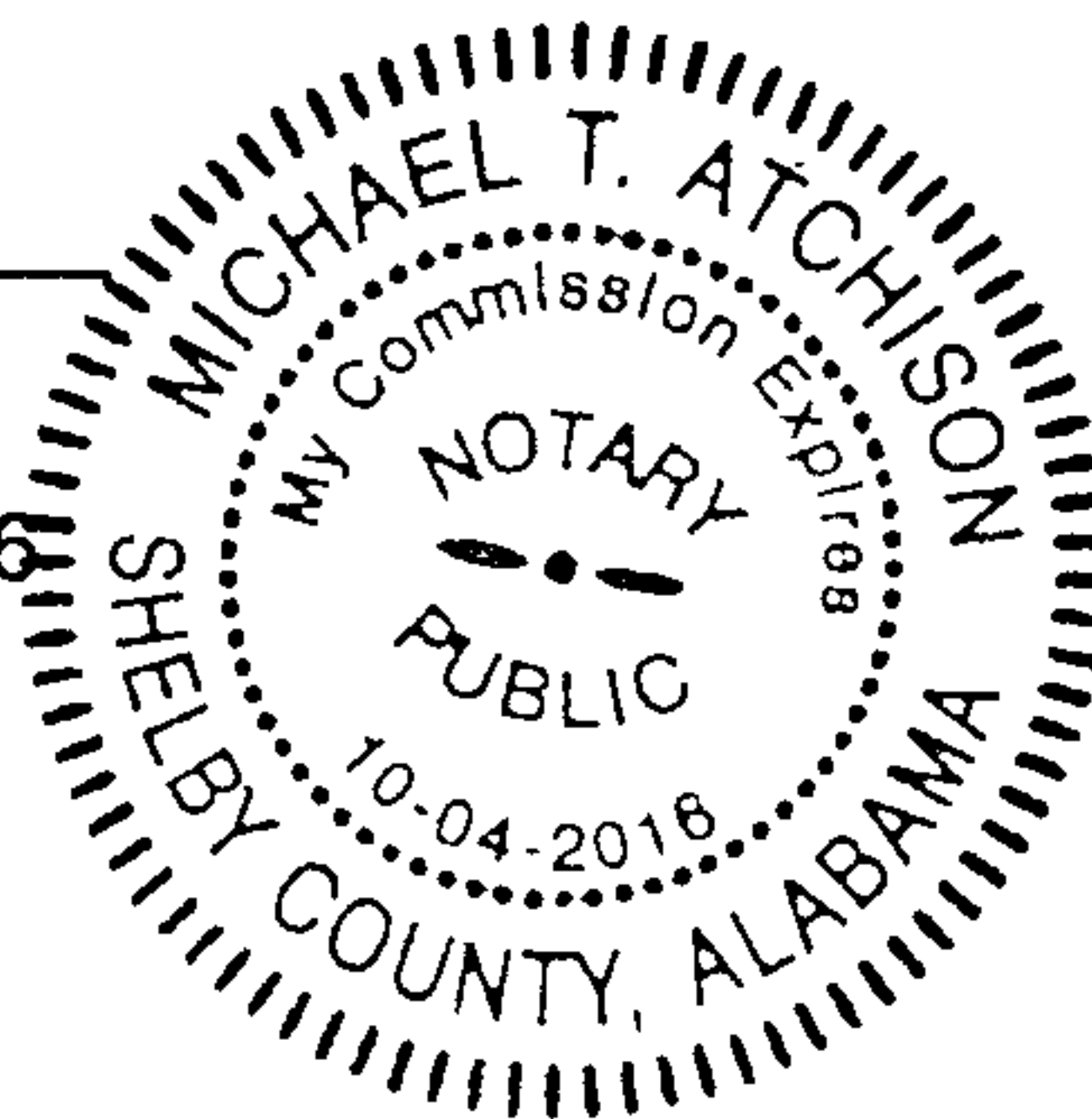
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jason P Moore and Mandy Moore, 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 5th day of June, 2015.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



20150615000200120 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/15/2015 03:37:14 PM FILED/CERT

Shelby County, AL 06/15/2015
State of Alabama
Deed Tax: \$30.00


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the S 1/2 of the NE 1/4 of the NW 1/4, Section 22, Township 19 South, Range 1 East; thence run West along the North line of said S 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 degrees 46 minutes 42 seconds 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 degrees 13 minutes 18 seconds to the left and run a distance of 200.00 feet;; thence turn an angle of 74 degrees 46 minutes 42 seconds to the left and run a distance of 80.00 feet; thence turn an angle of 105 degrees 13 minutes 18 seconds 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 1/2 of the NW 1/4 of the NW 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 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East; thence North 90 degrees 00 minutes 00 seconds West, a distance of 1335.36 feet; thence continue North 90 degrees 00 minutes 00 seconds West a distance of 378.83 feet to a point on the easterly right of way of Shelby County Highway 55; thence South 15 degrees 12 minutes 47 seconds West along said right of way a distance of 206.80 feet to the Point of Beginning; thence along said right of way South 15 degrees 12 minutes 47 seconds West a distance of 28.00 feet; thence South 89 degrees 55 minutes 17 seconds East a distance of 157.75 feet; thence North 79 degrees 44 minutes 10 seconds West a distance of 152.85 feet to the Point of Beginning.


20150615000200120 2/3 \$50.00
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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	Jason P Moore	Grantee's Name	Jason P Moore
Mailing Address	<u>10882 Highway 55</u> <u>Sterrett, 35147 35147</u>	Mailing Address	<u>10882 Highway 55</u> <u>Sterrett, AL 35147</u>
Property Address	<u>10882 Highway 55</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>June 05, 2015</u>
		Total Purchase Price	<u>\$222,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 June 05, 2015

Print Jason P Moore

Unattested

(verified by)

Sign Jason P Moore
(Grantor/Grantee/Owner/Agent) circle one


20150615000200120 3/3 \$50.00
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Form RT-1