

This instrument was prepared by:
Kenneth B. St. John, Attorney-at-Law
1900 Indian Lake Drive
Birmingham, AL 35244
File # 2015-07-4775
Documentary Evidence: Sales Contract

Send tax notice to:
John P. Douglas
17 County Road 57
Vincent, AL
35178

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

)
)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty Seven Thousand Five Hundred and 00/100 Dollars (\$37,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, I, **Carl D. Moore, Jr., a married individual** (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell, and convey unto **John P. Douglas** (hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama**, to-wit:

Parcel I:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 00 degrees 00 minutes 00 seconds E, a distance of 840.22 feet to the Northerly right of way line of Westover Road; thence S 61 degrees 16 minutes 00 seconds West and along said right of way line, a distance of 612.20 feet to the point of beginning; thence continue along the last described course and right of way line, a distance of 254.80 feet; thence North 00 degrees 21 minutes 15 seconds E and leaving said right of way line, a distance of 165.08 feet; thence N 00 degrees 43 minutes 54 seconds W, a distance of 251.73 feet; thence N 60 degrees 25 minutes 25 seconds E, a distance of 89.91 feet; thence S 43 degrees 15 minutes 18 seconds E, a distance of 121.59 feet; thence S 14 degrees 22 minutes 30 seconds E, a distance of 258.20 feet to the point of beginning.

Parcel II:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby county, Alabama; thence North 00 degrees 00 minutes 00 seconds East, a distance of 840.22 feet to the Northerly right of way line of Westover Road; thence S 61 degrees 16 minutes 00 seconds W and along said right of way line, a distance of 867.00 feet; thence N 00 degrees 21 minutes 15 seconds E and leaving said right of way line, a distance of 165.08 feet to the point of beginning; thence 00 degrees 43 minutes 54 seconds W, a distance of 251.73 feet; thence S 60 degrees 25 minutes 25 seconds W, a distance of 220.00 feet; thence S 00 degrees 41 minutes 05 seconds E, a distance of 159.04 feet; thence N 85 degrees 16 minutes 38 seconds E, a distance of 193.30 feet to the point of beginning.

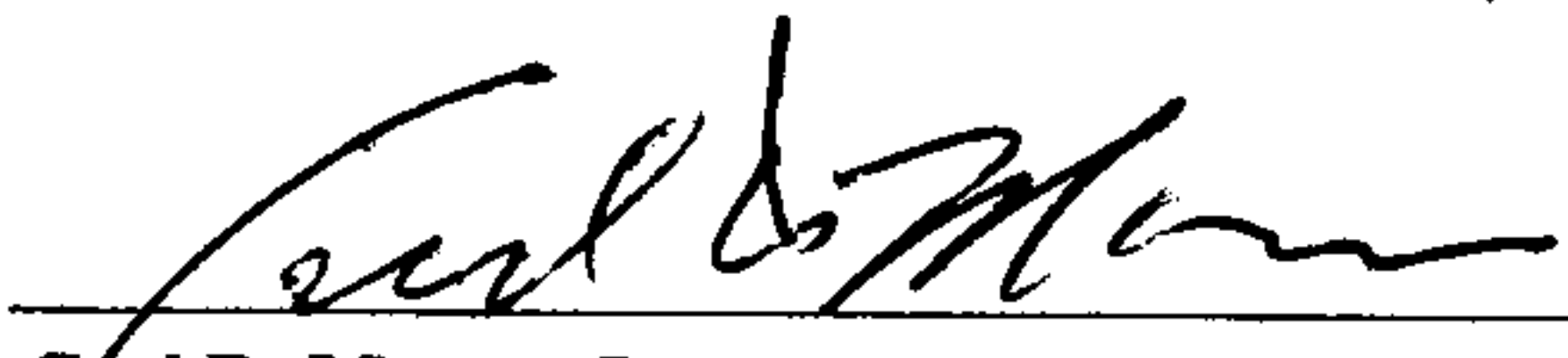
Subject property described above does not constitute the homestead of the Grantor or that of his respective spouse.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD to Grantee, his heirs and assigns, forever.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, this the 4 day of August, 2015.



Carl D. Moore, Jr. (Seal)

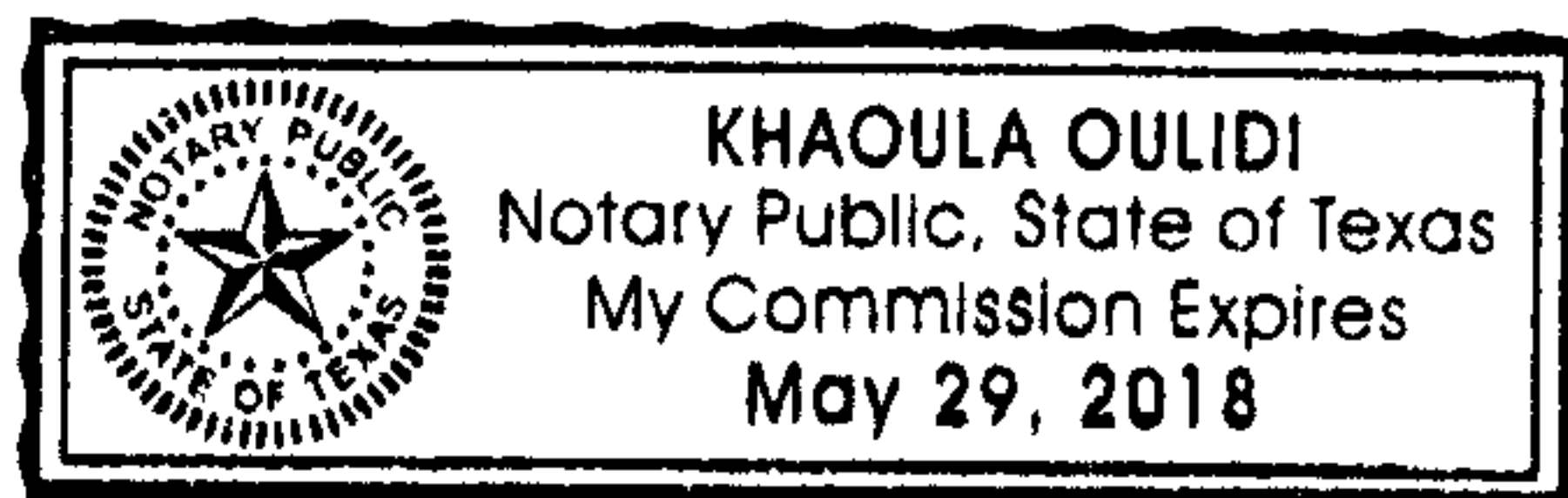
Shelby County, AL 08/06/2015
State of Alabama
Deed Tax: \$37.50


20150806000270510 1/2 \$54.50
Shelby Cnty Judge of Probate, AL
08/06/2015 09:12:21 AM FILED/CERT

STATE OF TEXAS
COUNTY OF EL PASO

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that, **Carl D. Moore, Jr.**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of August, 2015.



Khoulou Oulidi
Notary Public:
Commission Expires: 05/29/2018

Property address:

3348 Westover Road
Westover, AL 35147

Grantor's mailing address:

4700 El Campo Drive
El Paso, TX 79924

Grantee's mailing address:

17 County Road 57
Vincent, AL 35178


20150806000270510 2/2 \$54.50
Shelby Cnty Judge of Probate, AL
08/06/2015 09:12:21 AM FILED/CERT