


STATE OF ALABAMA)(

COUNTY OF SHELBY)(


20150902000306610 1/5 \$662.00
Shelby Cnty Judge of Probate, AL
09/02/2015 10:45:00 AM FILED/CERT

THIS INDENTURE, made and entered into on this the
19th day of August, 2015, by and between MARY LOUISE MOODY, an unmarried woman,
hereinafter referred to as Grantor, and E. FARLEY MOODY, II, hereinafter referred to as
Grantee.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the effectuation of the terms of the
Agreement reached between the parties respecting Civil Action No. DR-2012-0188.00 (HLC), in
the Circuit Court of Shelby County, Alabama, has bargained, sold and conveyed and by these
presents does grant, bargain, sell and convey unto Grantee, an undivided one-half interest in and
to the following described property, situate, lying and being in the County of Shelby, State of
Alabama, to-wit:

PARCEL ONE:

The North ½ of the Northeast Quarter of the Southwest Quarter of Section 6, Township
24 North, Range 14 East which lies East of Wally Watson Public Road, located in Shelby
County, Alabama.

(Title Source Deed: Instrument #1994-36471; Parcel #34 3 06 0 000 006.003)

PARCEL TWO:

The SE ¼ of the NW ¼ of Section 6, Township 24, Range 14 East, Shelby County,
Alabama, lying East of Wally Watson Road.

SUBJECT TO a nonexclusive and perpetual easement for ingress, egress and utilities as
granted in that a certain deed dated May 5, 2005, and recorded as Instrument
#20050602000267450 in the Probate Office of Shelby County, Alabama.

(Title Source Deed: Instrument #2000-12602; Parcel #34 3 06 0 000 005.000)

PARCEL THREE:

The following described property lying in Township 24 North, Range 14 East, Shelby
County, Alabama:

Section 5 – The portion of the SW ¼ of the SW ¼ lying south of Buxahatchee Creek.

Section 6 – The portion of the SE ¼ of the SE ¼ lying south of Buxahatchee Creek.

Section 7 – The NE ¼ of the NE ¼.

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$636.00

Section 8 – The NW ¼ of the NW ¼.

(Title Source Deed: Instrument #1994-06087; Parcel #34 3 05 0 000 005.002; #34 3 06 0
000 008.001; #34 3 07 0 000 001.000; #34 3 08 0 000 003.000)

PARCEL FOUR:

The following described property located in Township 24 North, Range 14 East, Shelby
County, Alabama:

Section 5: All that part of the SW ¼ of the SW ¼ lying North of Buxahatchee Creek.

Section 6: The South ½ of the NE ¼; the North ½ of the SE ¼; the SW ¼ of the SE ¼

and all that part of the SE ¼ of the SE ¼ lying North of Buxahatchee Creek.

Section 7: The NW ¼ of the NE ¼.

SUBJECT TO a nonexclusive and perpetual easement for ingress, egress and utilities as granted in that a certain deed dated May 5, 2005, and recorded as Instrument #20050602000267450 in the Probate Office of Shelby County, Alabama.

(Title Source Deed: Instrument #1994-06089; Parcel #34 3 05 0 000 005.001; #34 3 06 0 000 008.000; #34 3 07 0 000 001.001)

PARCEL FIVE:

A part of the NW ¼ of NW ¼, Section 10, Township 22 South, Range 2 West, more particularly described as follows: Begin at the Southwest corner of said forty acres and run thence East along the South line of said forty acres a distance of 420 feet to a point; thence run North perpendicular to the South line of said forty acres to the South line of a dirt road; thence run in a Southwesterly direction along the South boundary of said dirt road to the point where said dirt road intersects the West line of said forty acres; thence run South along the West line of said forty acres to the point of beginning, containing 1 ¾ acres, more or less, and being the same property conveyed in Deed Book 198, page 181 and Book 297, page 527 in the Probate Office of Shelby County, Alabama.

(Title Source Deed: Instrument #1996-34857 and #Book 297, at Page 527; Parcel #28 2 10 0 001 008.001; #28 2 10 0 001 008.000)

PARCEL SIX:

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Southeast corner of the Southeast Quarter of Northwest Quarter of Section 15, Township 19 South, Range 2 West; thence run in a westerly direction along the South line of said Quarter Section 121.34 feet to the western right of way of Caldwell Mill Road, which is the point of beginning; thence continue along said course 307.53 feet; thence 62 degrees 41 minutes 35 seconds right 234.17 feet; thence 88 degrees 34 minutes 08 seconds right 204.73 feet to the western right of way of Caldwell Mill Road; thence 62 degrees 49 minutes 37 seconds right along said right of way 386.50 feet to the point of beginning.

ALSO an easement for ingress and egress more particularly described as follows: The paved driveway 9 feet in width running from a point where the northwesterly line of above described property intersects with the southwesterly right of way line of Caldwell Mill Road in a southwesterly direction for a distance of 162 feet, more or less, to a point where such driveway turns approximately 90 degrees and runs in a southeasterly direction to the northwesterly line of said above described property.

(Title Source Deed: Instrument #1993-22856; Parcel #10 5 15 0 001 054.001)

LESS AND EXCEPT FROM THE ABOVE-DESCRIBED PARCELS OF LAND THE FOLLOWING:

- (1) A Parcel of land being the NE 1/4 of the NE 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of the above said 1/4-1/4, said point being the POINT OF BEGINNING; thence N88°58'23"E, a distance of 1325.61' to the SE Corner of said 1/4-1/4; thence N00°45'35"W, a distance of 1319.03' to the NE Corner of said 1/4-1/4; thence S89°13'59"W, a distance of 1322.52' to the NW Corner of said 1/4-1/4; thence S00°13'19"E, a distance of 667.26'; thence S01°02'14"E, a distance of 657.83' to the POINT OF BEGINNING. Said Parcel containing 40.26 acres, more or less.

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 March 28, 2014, which is attached to deed recorded as Document #20140403000096470 in the Probate Office of Shelby County, Alabama.

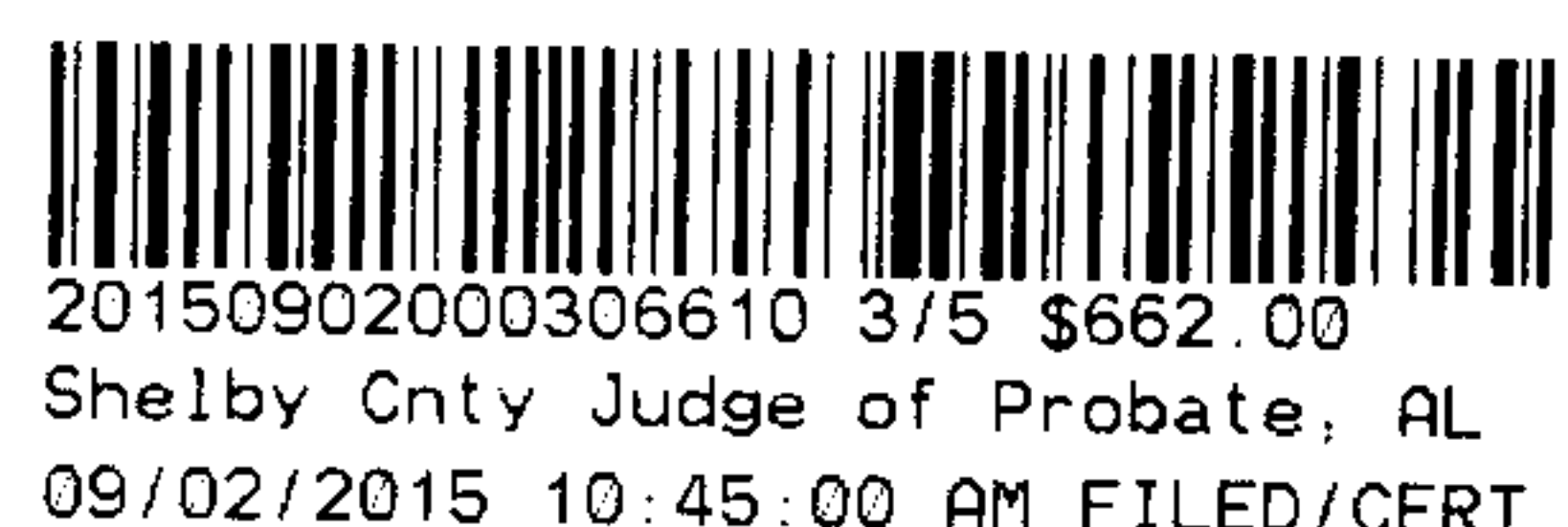
- (2) BEGIN at the SE Corner of the NE 1/4 of the NE 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°58'23"W, a distance of 1325.61' to the SW Corner of above said 1/4 - 1/4; thence S01°02'14"E, a distance of 16.12' to the 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, which is attached to deed recorded as Document #20140909000282360 in the Probate Office of Shelby County, Alabama.

SUBJECT TO 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 plats by Rodney Shiflett dated March 28, 2014, which is attached to deed recorded as Document #201440403000096470 in the Probate Office of Shelby County, Alabama, and dated August 22, 2014, which is attached to deed recorded as Document #20140909000282360 in the Probate Office of Shelby County, Alabama.

ALL OF THE ABOVE PARCELS ALSO SUBJECT, HOWEVER, to any and all mineral rights, easements, rights-of-way, restrictions, restrictive covenants, reservations or limitations of record in the Probate Office of Shelby County, Alabama, which affect said property.

IT IS INTENDED BY THE FOREGOING DESCRIPTION OF LANDS TO DESCRIBE ALL OF THE LANDS AND LAND INTERESTS OWNED BY GRANTOR IN SHELBY COUNTY, ALABAMA, EXCEPTING ONLY THE RESIDENCE PROPERTY KNOWN AS 805 TIMBERLINE LANE (PARCEL #35 1 01 2 002



032.000), WHETHER THE SAME ARE CORRECTLY AND FULLY DESCRIBED
HEREIN OR NOT.

The references to recorded title source deeds and ad valorem tax parcel numbers are for
information purposes only.

together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple,
forever.

IN WITNESS WHEREOF the said Grantor has hereunto set her hand and seal on this the
day and date first hereinabove written.

Mary Louise Moody (SEAL)
MARY LOUISE MOODY

STATE OF ALABAMA)(I, the undersigned authority a Notary Public in
COUNTY OF SHELBY)(and for said County and State, do 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 said
conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this 19th day of August, 2015.


(SEAL)

V.L. Blackwell
NOTARY PUBLIC, STATE AT LARGE,
Alabama
My commission expires: 12-10-2018

GRANTEE'S ADDRESS:
29921 Bayland Dr.
Orange Beach, AL 36561

THIS INSTRUMENT PREPARED BY
VIRGINIA L. BLACKWELL
Attorney at Law
P.O. Box 592
Selma, Alabama 36702-0592

*(The preparation of this document does not constitute an examination of title as
to the property described herein. The above attorney has made no such title
examination unless reflected by separate documents signed by such attorney.)*


20150902000306610 4/5 \$662.00
Shelby Cnty Judge of Probate, AL
09/02/2015 10:45:00 AM 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	Grantee's Name	E. Farley Moody, II
Mailing Address	805 Timberline Lane Calera, AL 35040	Mailing Address	29921 Bayland Dr. Orange Beach, AL 36561

Property Address	Various tracts of land in Shelby County, AL-see deed for descriptions	Date of Sale	8-19-2015
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	1/2 interest of \$1,271,720

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 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 or 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	8-19-15	Print	Mary Louise Moody
Unattested		Sign	Mary Louise Moody
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20150902000306610 5/5 \$662.00
Shelby Cnty Judge of Probate, AL
09/02/2015 10:45:00 AM FILED/CERT