

File: Fenn Church

WARRANTY DEED

STATE OF ALABAMA)

SEND TAX NOTICE TO:

Prepared By: David C. Skinner, 1025 23rd Street
South; Birmingham, AL 35205; (205) 871-9566.
No title opinion requested, none rendered.

COUNTY OF SHELBY)

G.F. Church Properties II
P.O. Box 45
Birmingham, AL 35201

KNOW ALL MEN BY THESE PRESENTS that E. Farley Moody, II, a single individual, (hereinafter "GRANTOR"), for and in consideration of the sum of \$378,000.00, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grant, bargain, sell and convey to G.F. Church Properties II, L.L.C. (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

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

Section 5: The portion of the SW 1/4 of the SW 1/4 lying South of
Buxahatchee Creek.

Section 6: The portion of the SE 1/4 of the SE 1/4 and the SW 1/4 of
the SE 1/4 lying South of Buxahatchee Creek.

Section 7: The NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4.

Section 8: The NW 1/4 of the NW 1/4.

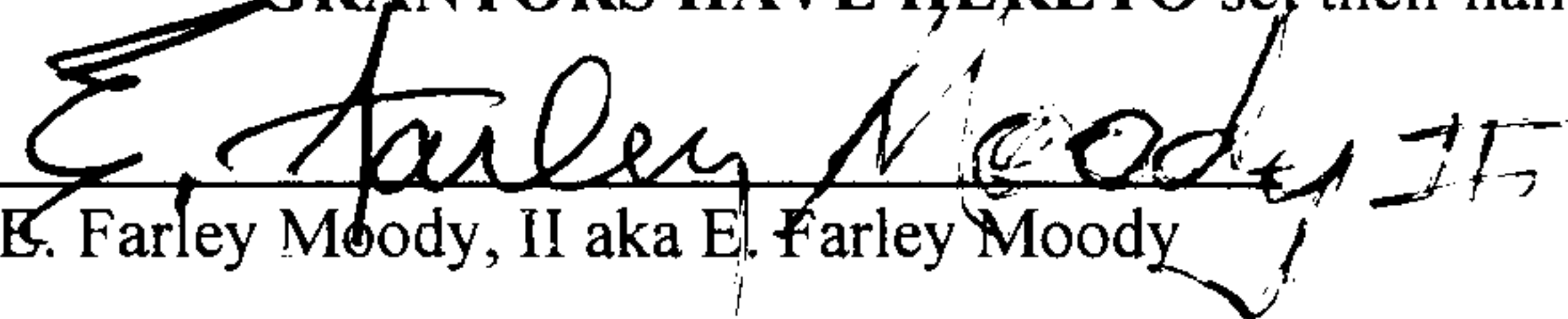
E. Farley Moody, II is one and the same as E. Farley Moody, grantee in that
certain deed recorded in Instrument #1994-06087

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, in fee simple, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hand and seal on January 1, 2016.


E. Farley Moody, II aka E. Farley Moody

Shelby County, AL 02/08/2016
State of Alabama
Deed Tax: \$378.00


STATE OF ALABAMA

COUNTY OF Jefferson

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that E. Farley Moody, II aka E. Farley Moody whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on 2-8-16:


NOTARY PUBLIC; my commission expires 12-4-17


20160208000040730 1/2 \$395.00
Shelby Cnty Judge of Probate, AL
02/08/2016 04:26:32 PM 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 E. Farley Moody
Mailing Address 29921 Bayland Dr
Orange Beach, AL 36561

Grantee's Name G. F. Church Properties II
Mailing Address P.O. Box 65
Birmingham, AL 35201


Property Address no address
assigned
Calera, AL 35042

Date of Sale 1-1-2016
Total Purchase Price \$ 378,000
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


20160208000040730 2/2 \$395.00
Shelby Cnty Judge of Probate, AL
02/08/2016 04:26:32 PM 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 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 1

Print G. F. Church

☒ Unattested

Sign G. F. Church

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1