

This Instrument was Prepared by:

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

File No.: S-16-22822

Send Tax Notice To: Bennie Joe Vaughn

Nancy Ann Vaughn

115 Perkins Pointe

Columbiana, AL 35051

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



20160406000111170 1/2 \$237.00  
Shelby Cnty Judge of Probate, AL  
04/06/2016 11:28:44 AM FILED/CERT

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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, Bobby Brown Moore, a single man and Fran Walker Moore, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bennie Joe Vaughn and Nancy Ann Vaughn**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 26A, according to the Survey of Final Plat, A resurvey of Lots 26 and 27 of Perkins Landing, Sector 2 and lot 28 of Resurvey of Lots 14 and 15, 28 and 29 and Common Area "E" of Perkins Landing, Sector 2, as recorded in Map Book 32, Page 32, in the Probate Office of Shelby County, Alabama.

**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.**

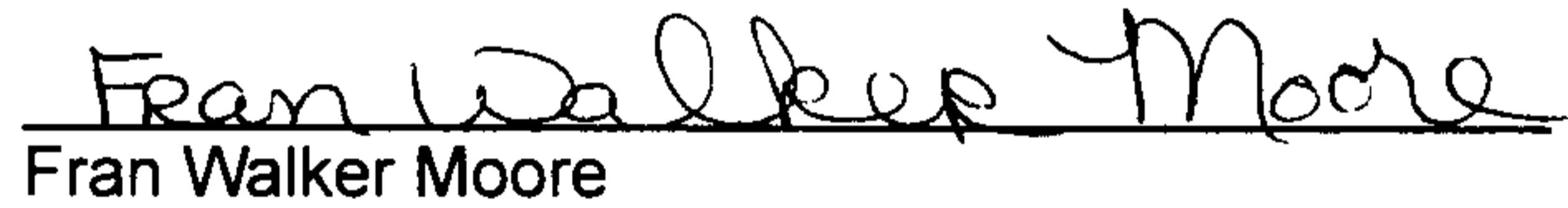
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 31st day of March, 2016.

  
Bobby Brown Moore

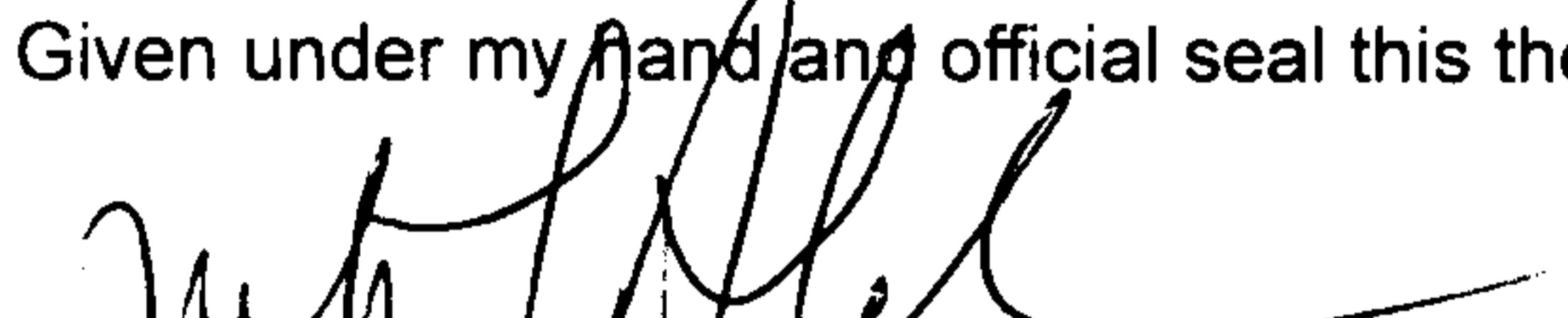
  
Fran Walker Moore

State of Alabama

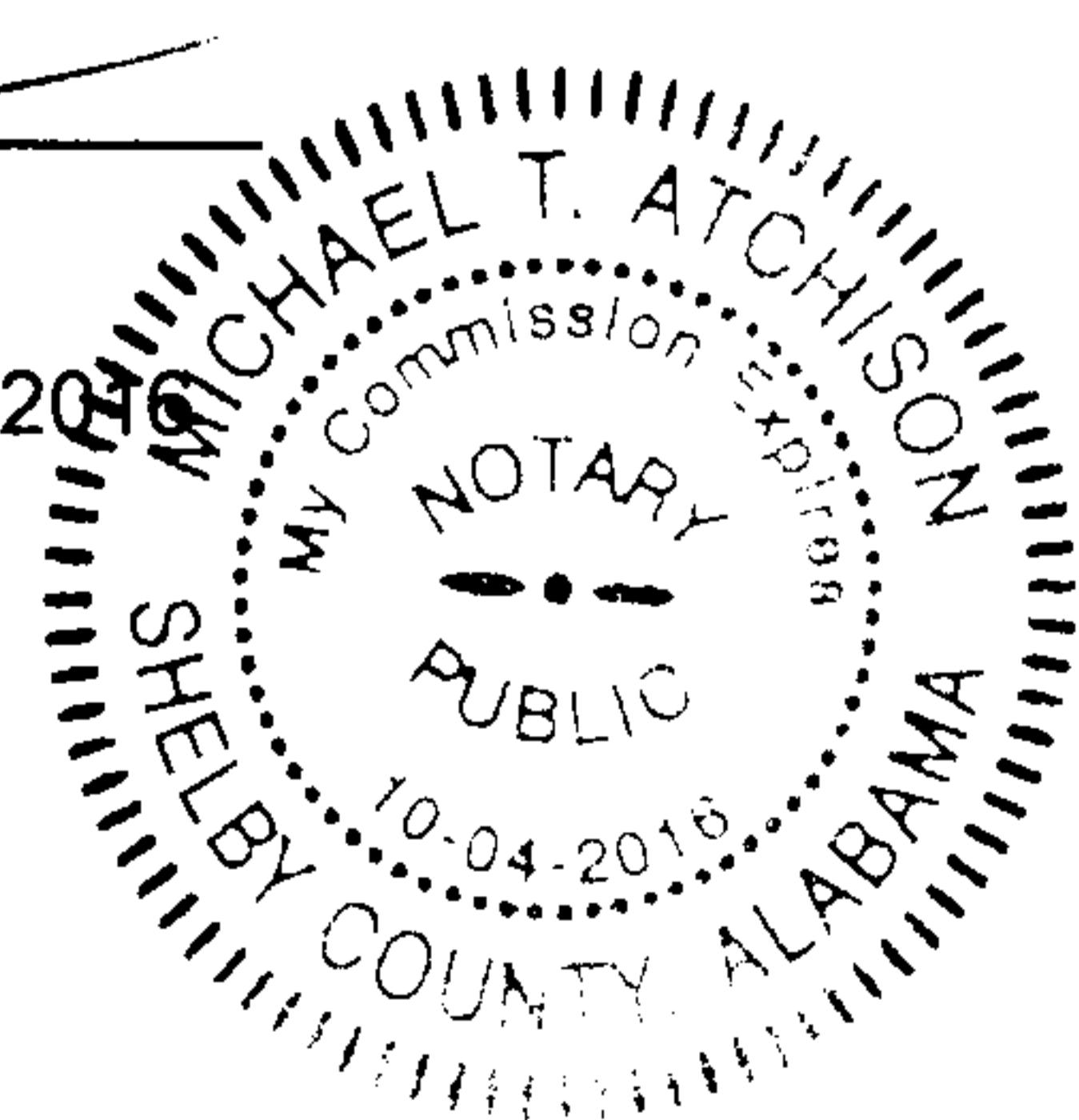
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Bobby Brown Moore and Fran Walker 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 31st day of March, 2016.

  
Notary Public, State of Alabama  
Mike T. Atchison

My Commission Expires: October 04, 2016



# Real Estate Sales Validation Form

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

Grantor's Name      **Bobby Brown Moore**  
                            **Fran Walker Moore**

Mailing Address 90. Box 36751 Hwy  
Huron Al 35236

Property Address 115 Perkins Pointe  
Columbiana, AL 35051

Grantee's Name Bennie Joe Vaughn  
Nancy Ann Vaughn

Mailing Address 115 Perkins Pointe  
Columbiana, AL 35051

Date of Sale March 31, 2016  
Total Purchase Price \$220,000.00

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       Appraisal  
 Sales Contract       Other  

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 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 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 March 29, 2016

Print: Bobby Brown Moore

### Unattested

(verified by)

Sign

**Sobby Brown Moore**  
  
**(Grantor/Grantee/Owner/Agent) circle one**



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## Form RT-1