

This Instrument was Prepared by:

Send Tax Notice To: Phillip Moon and Cindy Moon

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-22903

113 High Crested
Pelham, AL 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

20160513000164620 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
05/13/2016 12:24:48 PM FILED/CERT

That in consideration of the sum of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, 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, **Mary Gene Denney, a married woman, Jeffrey M. Denney, a married man and John M. Denney, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Phillip Moon and Cindy Moon**, (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. This property constitutes no part of the homestead of the Grantors herein.

\$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 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 9th day of May, 2016.

Mary Gene E. Denney
Mary Gene E. Denney
Jeffrey M. Denney
Jeffrey M. Denney
By Mary Gene Denney as Attorney in Fact
John M. Denney
John M. Denney
By Mary Gene Denney as Attorney in Fact
Mary Gene Denney
Mary Gene Denney
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 **Mary Gene Denney, Jeffrey M. Denney by Mary Gene Denney as Attorney in Fact, and John M. Denney by Mary Gene Denney as Attorney in Fact**, 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 9th day of May, 2016.

Notary Public, State of Alabama

My Commission Expires: 10-4-16

Shelby County, AL 05/13/2016
State of Alabama
Deed Tax:\$110.00

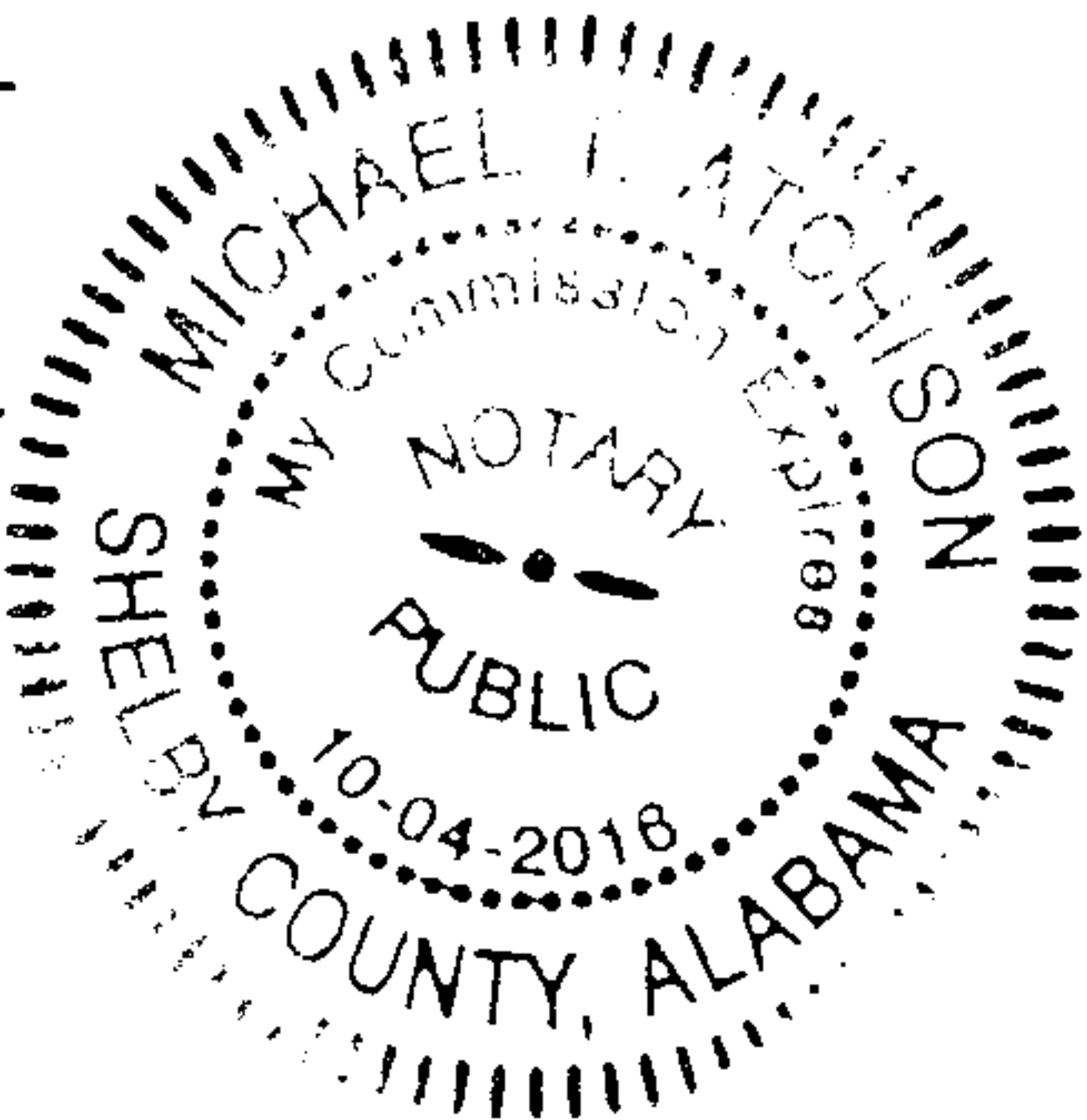


EXHIBIT "A"



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Lot 11, according to Willow Island Subdivision, the same being a part of the NW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4, Page 73, in the Probate Office of Shelby County, Alabama.

Together with the right to use, but not to cut any merchantable timber, all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described, if the same were extended and projected from their present terminus to the water level. All rights are subject to the right of grantors to continue to obtain a lease on said lands from the Alabama Power Company or any successor owner. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate.

ALSO:

In addition to above, grantors do hereby convey to the grantees and to their successors and assigns the right of ingress and egress to and from the Coosa River by a causeway recently constructed. The grantees herein, their successors and assigns shall also have the right to use the boat launching facilities and picnic area located in said subdivision provided, however, there shall be no burden on the grantors to maintain said facilities between the time of the execution of this deed and the time the same is submerged by the raising of the water level of the Coosa River. It is understood there is no liability on the grantors or their successors or assigns for any injuries suffered by any persons using said launching facilities.

Said lot is conveyed to subject to the protective covenants recorded in Deed Book 220, on page 891, in Probate Office of Shelby County, Alabama.

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 Gene E. Denney
Jeffery M. Denney
John M. Denney
Mailing Address 3186 Phlox Rd
, AL Columbiana, AL 35251

Grantee's Name Philip Moon
Cindy Moon
113 High Crest Rd
Mailing Address Prichard, AL 35127
, AL

Property Address Shelby, AL 35143

Date of Sale May 09, 2016
Total Purchase Price \$110,000.00
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
XX Sales Contract
 Closing Statement

 Appraisal
 Other



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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 May 05, 2016

Print Mary Gene E. Denney

 Unattested

Sign

Mary Gene E. Denney
(Grantor/Grantee/Owner/Agent) circle one

(verified by)