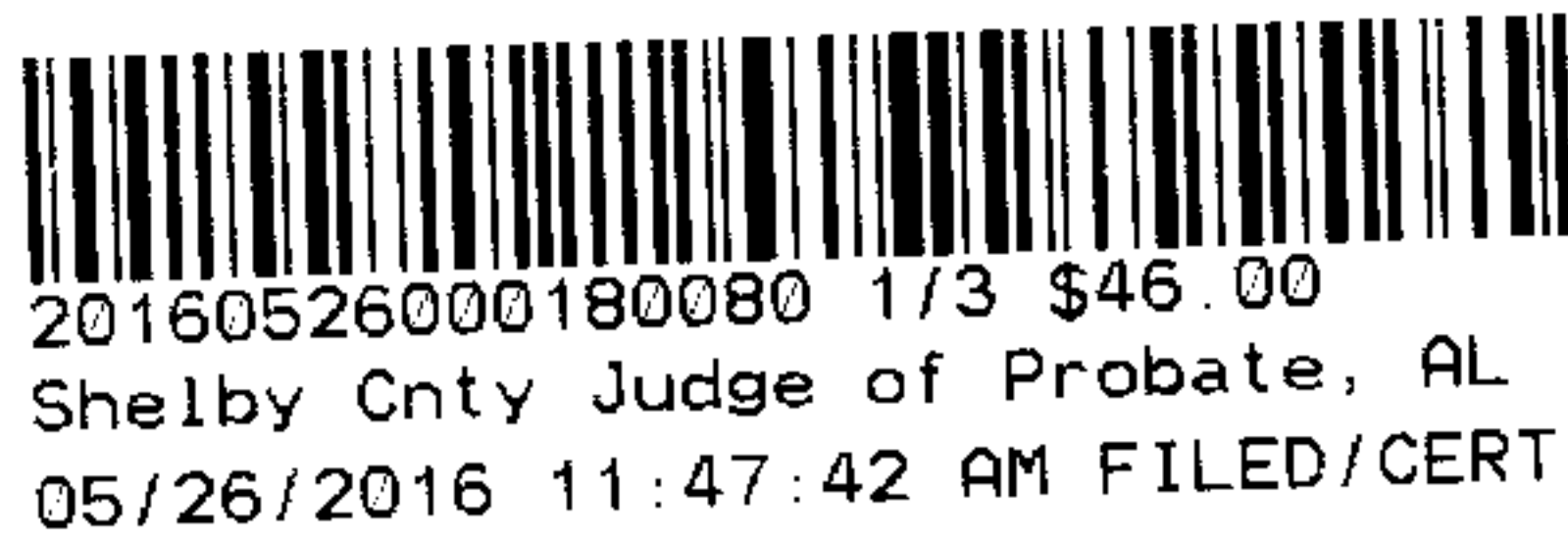


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
James H. Moore
201 Wilderness Lane
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY SIX THOUSAND DOLLARS AND ZERO CENTS (\$26,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we ***John E. Moore and wife, Maxine Moore*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***James H. Moore and Dorthy M. Moore*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2016.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of May, 2016.

John E. Moore

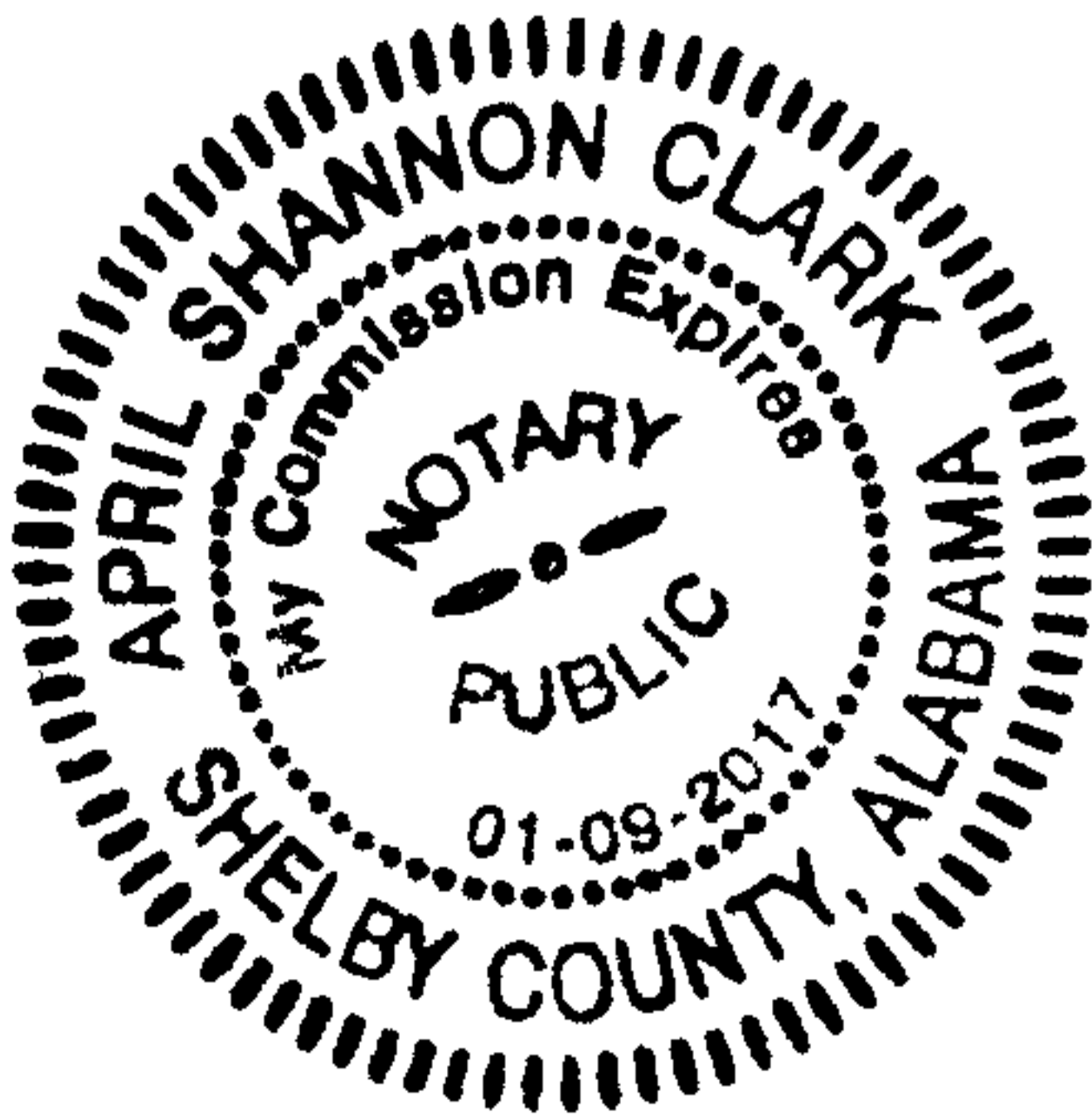
Maxine Moore

Shelby County, AL 05/26/2016
State of Alabama
Deed Tax: \$26.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***John E Moore and Maxine Moore***, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2016.



Notary Public
My Commission Expires:

EXHIBIT A – LEGAL DESCRIPTION

Commence at the northeast corner of Section 15, Township 21 south, Range 3 west, Shelby County, Alabama and run thence South 00° 24' 34" West along the east line of said section 15 a distance of 1,796.64' to a P.K. nail in the centerline of a public road; Thence run north 69° 19' 17" West along the centerline of said public road a distance of 70.75' to a found P.K. nail; Thence run north 80° 58' 06" West a distance of 59.68' to a found P.K. nail; Thence run South 07° 07' 20" West a distance of 243.23' to a found rebar corner on a wire fence line; Thence run north 87° 35' 49" West along said fence line a distance of 745.98' to a found rebar corner; Thence run north 87° 35' 49" West a distance of 106.79' to a found rebar corner; Thence continue along last described course a distance 109.82' to a set rebar corner and the point of beginning of the property being described; Thence run North 87°35' 49" West a distance of 210.00' to a found rebar corner; Thence run North 00° 07' 18" East a distance of 420.00' to a set rebar corner; Thence run South 87°35' 49" East a distance of 210.00' to a set rebar corner; Thence run South 00° 07' 18" West a distance of 420.00' to the point of beginning, containing 2.02 acres. Property is subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record, regulation and/or applicable law.

Subject to encumbrances, restrictions, easements and right-of-ways of record.
Subject to applicable zoning and subdivision ordinances.

Real Estate Sales Validation Form

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

Grantor's Name John E. Moore
Mailing Address PO Box 85
Wattsville AL
35182

Grantee's Name James H. Moore
Mailing Address 201 Wilderness Lane
Alabaster, AL 35007

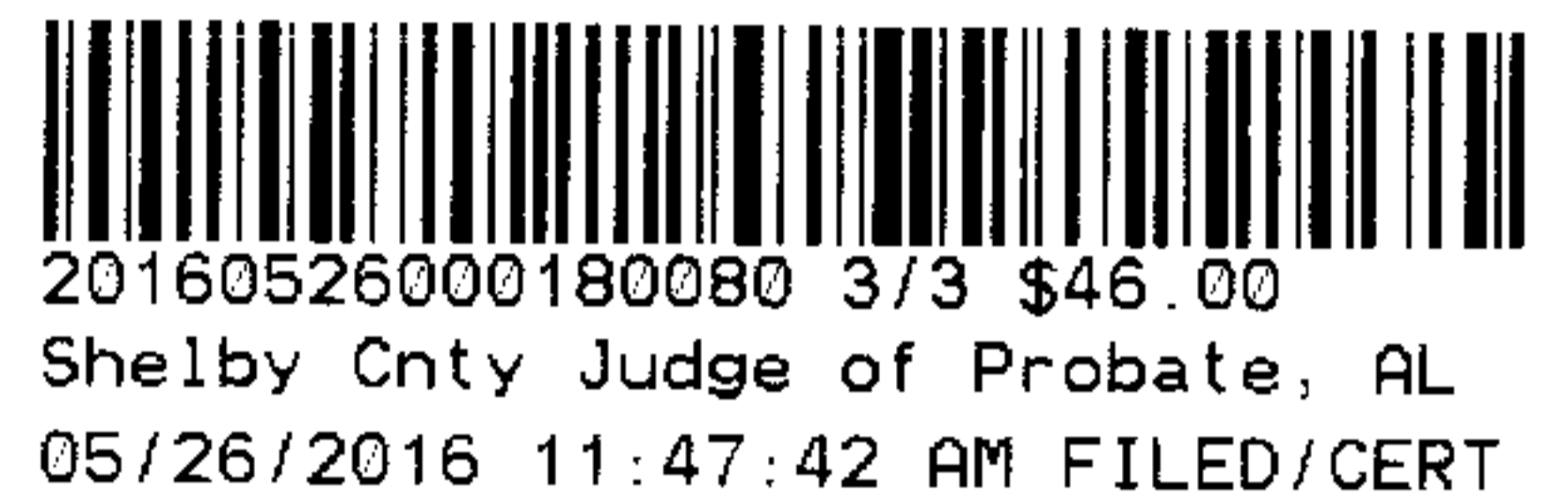
Property Address Wilderness Lane

Date of Sale 5-13-16
Total Purchase Price \$ 26,000.00
Or
Actual Value \$ _____
Or
Assessors 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



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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print John E. Moore

____ Unattested _____
(verified by)

Sign John E. Moore
(Grantor/Grantee/Owner/Agent) circle one