

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Carmen Santoro, Jr., unmarried, and Johnathan Alex Moore, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Johnathan Alex Moore (herein referred to as GRANTEE) an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A part of the Northwest quarter of the Southeast quarter of Section 33, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Southeast quarter of Section 33, Township 19 South, Range 1 West; thence run East along the North line of said quarter-quarter for 1148.41 feet; thence 90 degrees 24 minutes right for 646.01 feet to a point on the North right-of-way of a public road; thence Southwesterly along the meanderings of said road for 587.52 feet to the point of beginning; thence continue along said road for 210.19 feet; thence North 12 degrees 20 minutes West for 210.00 feet; thence North 50 degrees 00 minutes East for 197.10 feet; thence South 210.00 feet to the point of beginning.


Also, Lot 1 of the Champion Family Subdivision, as recorded in Map Book 44, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

GRANTOR is the surviving spouse and GRANTEE is the sole child of Lenice R. Moore Santoro, deceased, and together they are all of her heirs at law and next of kin.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

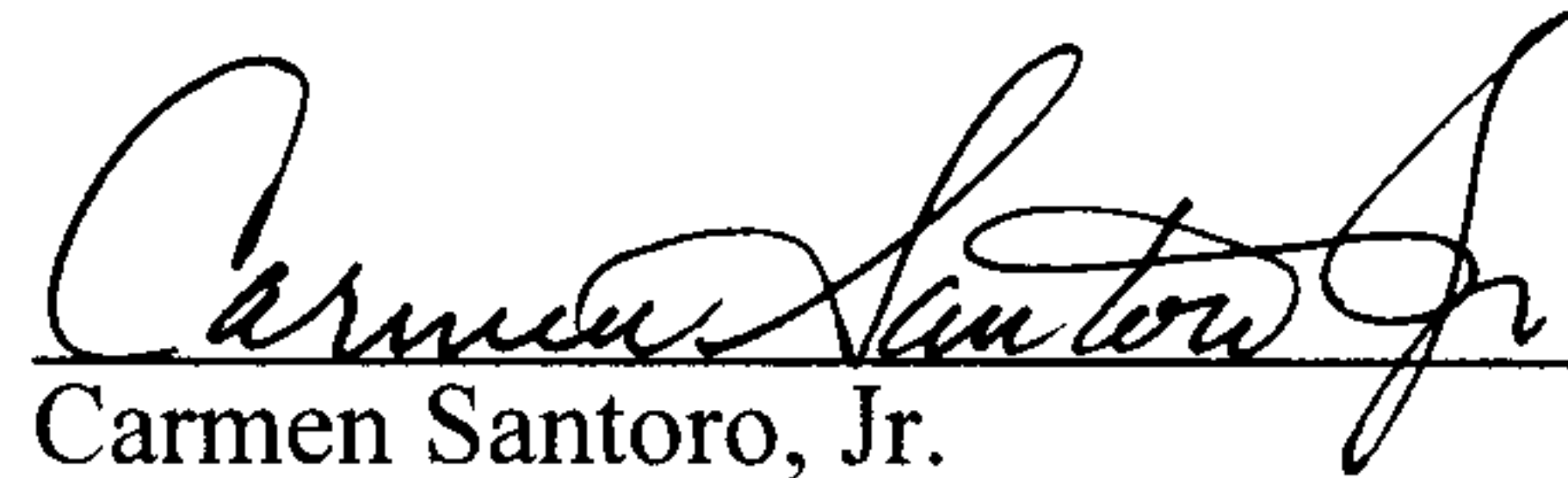
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators


Shelby County, AL 06/20/2016
State of Alabama
Deed Tax: \$63.00


20160620000212200 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
06/20/2016 02:06:06 PM FILED/CERT

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

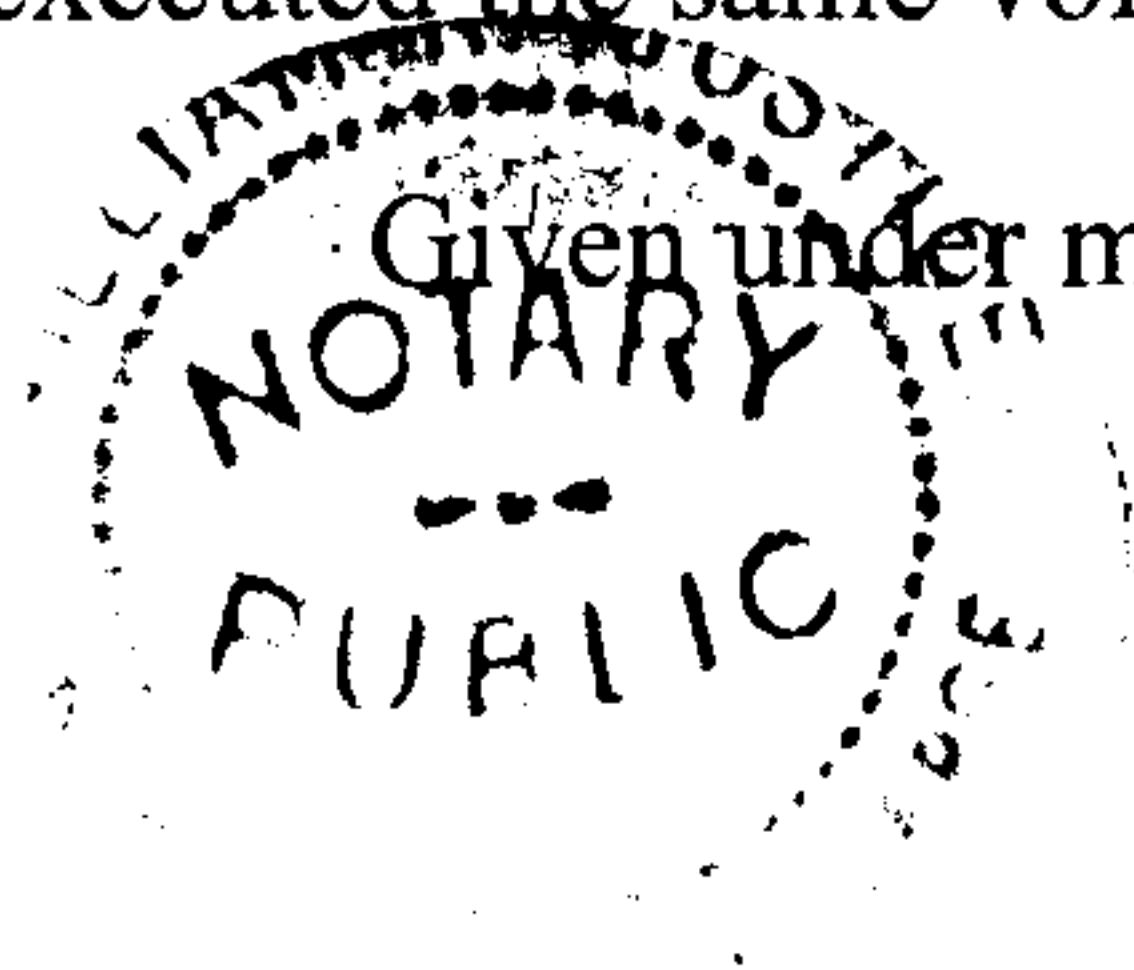
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 20th day of June, 2016.


Carmen Santoro, Jr.

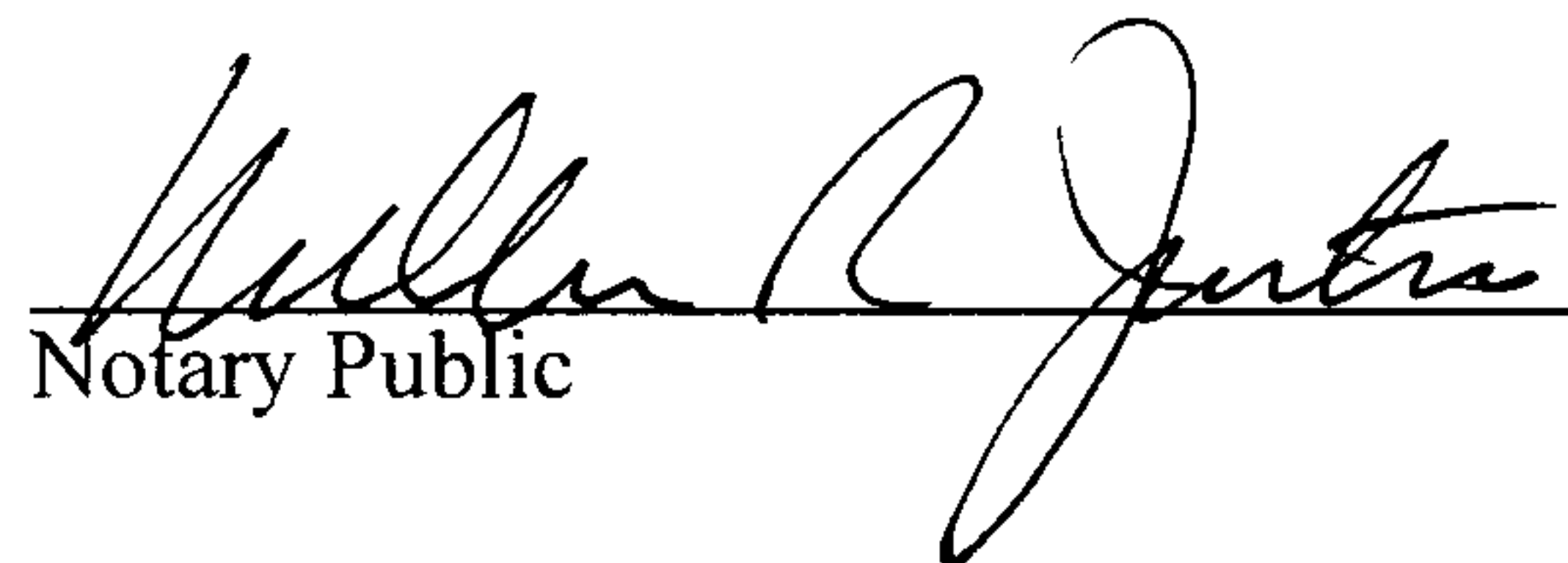

Johnathan Alex Moore

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carmen Santoro, Jr., 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 the conveyance, he executed the same voluntarily on the day the same bears date.



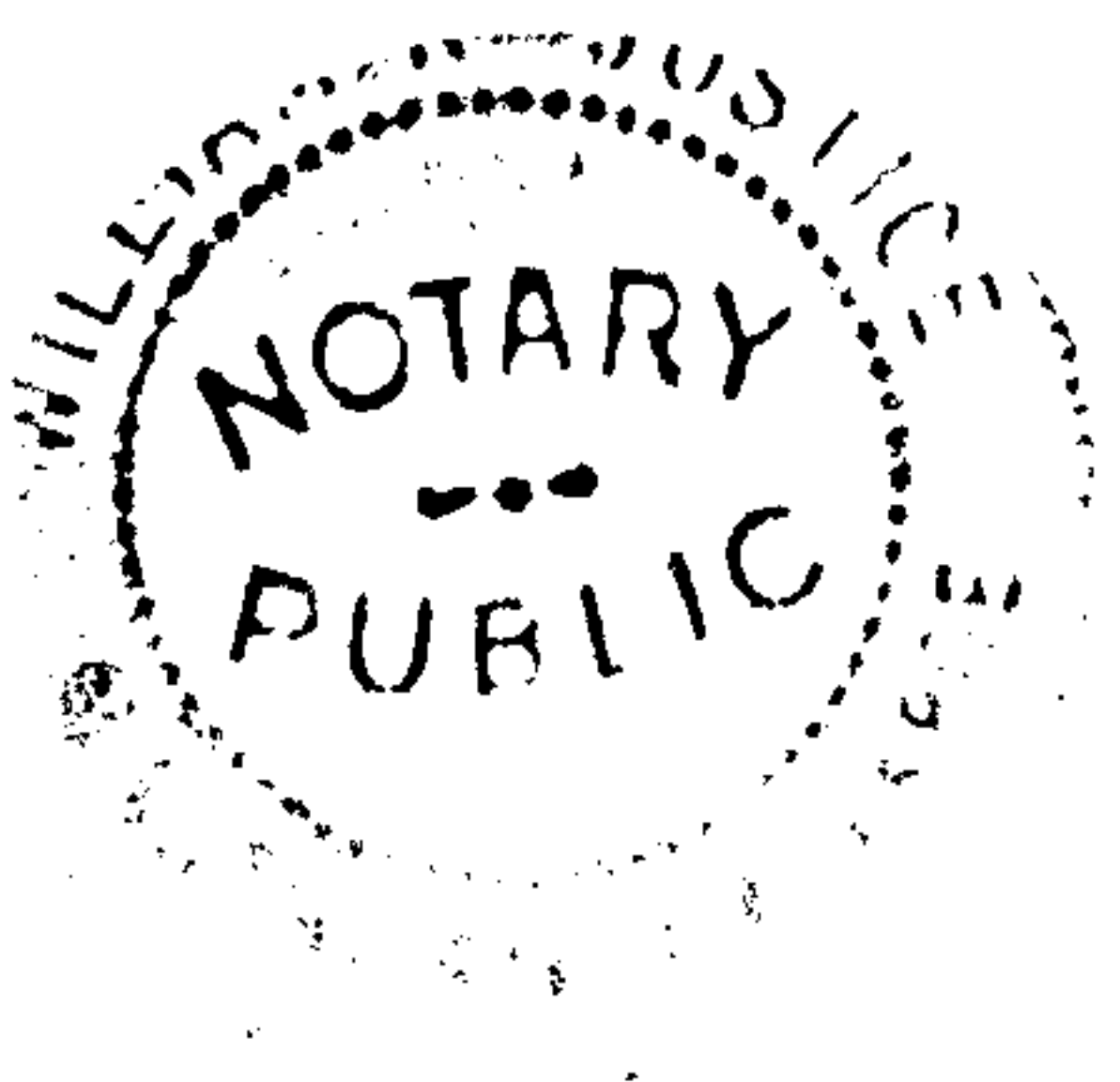
Given under my hand and official seal this 20th day of June, 2016.


Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnathan Alex Moore, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2016.




Notary Public



20160620000212200 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Carmen Santoro, Jr.
Mailing Address 181 Bobwhite Road
Royal Palm Beach, FL 33411

Grantee's Name Johnathan Alex Moore
Mailing Address 120 Rich Drive
Chelsea, AL 35043

Property Address 120 Rich Drive
Chelsea, AL

Date of Sale June 20, 2016
Total Purchase Price \$
or
Actual Value \$
or
 $\frac{1}{2}$ Assessor's Market Value \$ 62,550

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 for

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 June 20, 2016

Print Carmen Santoro, Jr.

☐ Unattested

Sign

Carmen Santoro Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1