

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:

Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Shelby County, AL 07/06/2016
State of Alabama
Deed Tax: \$10.00

Send Tax Notice To:
Jonathan Malloy & Margaret Malloy
11140 Hwy 55
Westover, AL 35147



20160706000233240 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
07/06/2016 09:31:34 AM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**JONATHAN MALLOY AND MARGARET MALLOY, TRUSTEES, UNDER THE
MALLOY LIVING TRUST, DATED APRIL 1, 2013**

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

JONATHAN MALLOY AND MARGARET MALLOY

(herein referred to as Grantee, whether one or more), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

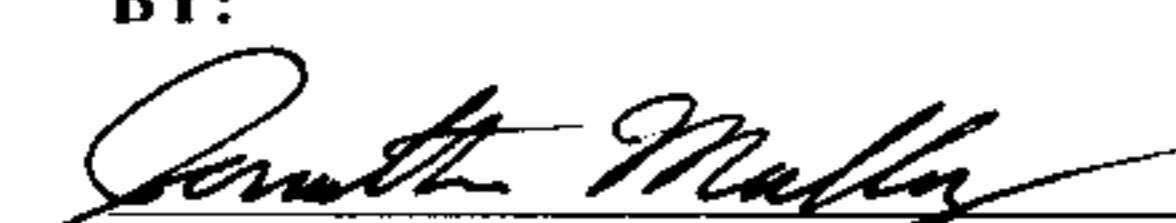
TO HAVE AND TO HOLD to the said grantee for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6 day of July, 2016.

MALLOY LIVING TRUST, dated 4/1/2013
BY:



JONATHAN MALLOY, TRUSTEE



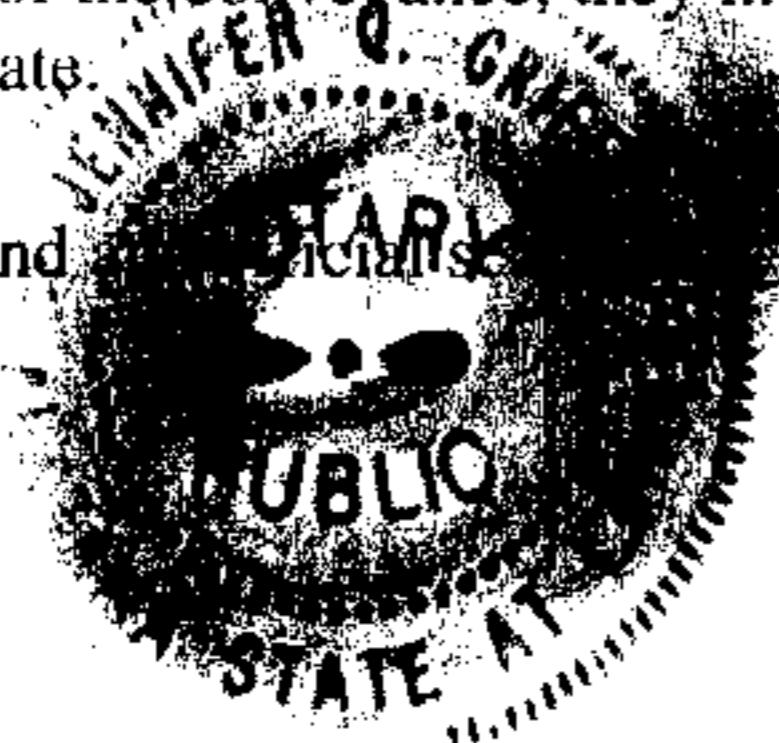
MARGARET MALLOY, TRUSTEE

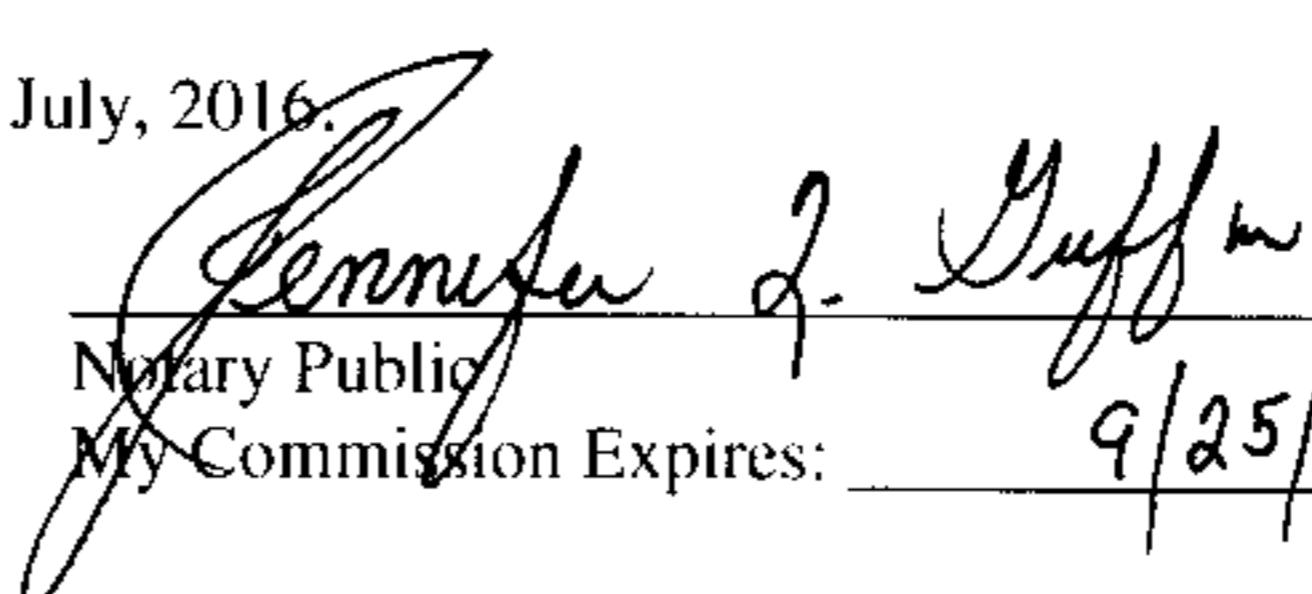
**STATE OF ALABAMA)
JEFFERSON COUNTY)**

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Jonathan Malloy and Margaret Malloy, whose name as Trustees under the Malloy Living Trust, dtd 04/01/2013 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given my hand this 6 day of July, 2016.





Notary Public
My Commission Expires: 9/25/2016

Exhibit "A"

Parcel I

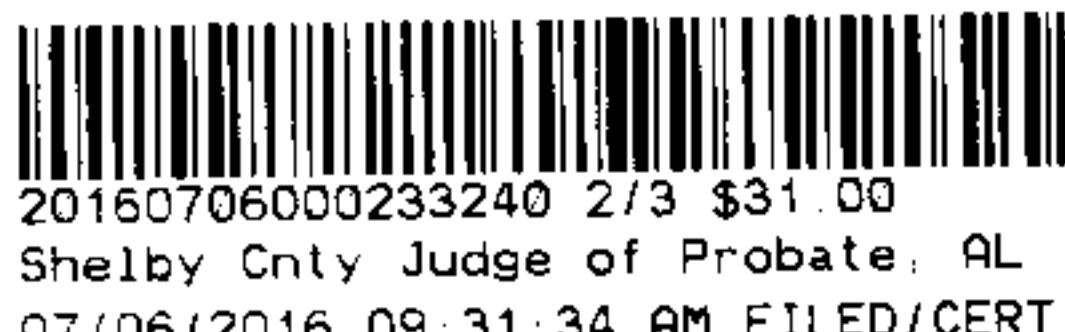
Lot 2-A, according to the amended map of Nance Family Subdivision as recorded in Map Book 25, Page 4, more particularly described as follows:

From the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 East, also being the Point of Beginning, run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 381.64 feet; thence left 0 degrees 11 minutes 00 seconds a distance of 38.32 feet; thence left 90 degrees 13 minutes 00 seconds a distance of 244.13 feet to the east right of way of county road number 55; thence right 97 degrees 35 minutes 52 seconds to the tangent of a curve to the right having a radius of 1625.02 feet and a delta of 6 degrees 09 minutes 27 seconds and arc distance of 174.64 feet along the right of way of said road; thence right 76 degrees 13 minutes 03 seconds from the tangent of said curve a distance of 419.96 feet; thence right 39 degrees 26 minutes 31 seconds a distance of 270.48 feet; thence right 50 degrees 31 minutes 06 seconds a distance of 420.21 feet to the south line of said section; thence right 90 degrees 06 minutes 04 seconds a distance of 417.52 feet to the point of beginning.

Parcel II

From the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 East, run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 210.92 feet to the point of beginning; thence right $89^{\circ}57'53''$ a distance of 208.38 feet; thence left $90^{\circ}04'01''$ a distance of 209.04 feet; thence left $89^{\circ}55'59''$ a distance of 208.38 feet; thence left $90^{\circ}00'20''$ a distance of 38.32 feet; thence right $0^{\circ}11'00''$ a distance of 170.02 feet to the Point of Beginning.

Also a 20 foot wide easement running along the South line of Lot 2 from the East right-of-way of County Road No. 55 to 40 feet East of the West line of Lot 3 as shown on Survey Drawing, pursuant to survey of Peavy Land Surveying dated May 5, 1994 and recorded in the Office of the Probate Judge, Shelby County, Alabama, at Map Book 19, Page 2, same having been recorded on September 16 1994



REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): MALLOY LIVING TRUST, DATED APRIL 1, 2013
MAILING ADDRESS: 11140 HWY 55
WESTOVER, AL 35147
PROPERTY ADDRESS: 11140 HWY 55
WESTOVER, AL 35147



20160706000233240 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
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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 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 7/6/2016

Print: JONATHAN MALLOY
Sign: 
(Grantor/Grantee/Owner/Agent)