

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ronald C. Moates
3068 Long Branch Dr
Calera, AL 35040

GENERAL WARRANTY DEED

20160906000322610

09/06/2016 11:53:11 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars (\$349,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, William W. Abell, III and Laura S. Abell, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ronald C. Moates (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 219-B and Lot 219-C, according to the Map and Survey of A Resubdivision of Lot 219A of the Resurvey of Lots 218 and 219, and A Resurvey of Cain Resurvey of Lots 220A and 222 of Long Branch Estates, Phase II, recorded in Map Book 46, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Sixty-One Thousand Four Hundred Forty-Six And No/100 Dollars (\$361,446.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators 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, the undersigned have hereunto set our hands and seals on August 31, 2016.

William W. Abell III

William W. Abell, III

Laura S. Abell

Laura S. Abell

STATE OF ALABAMA
COUNTY OF SHELBY

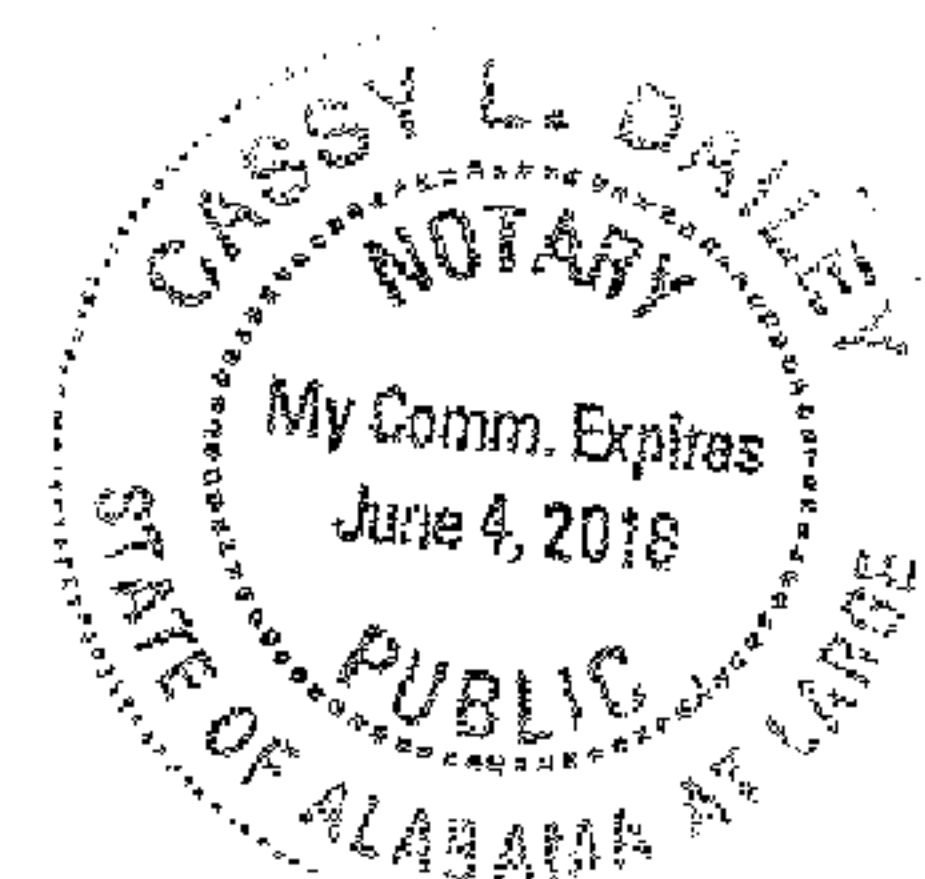
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William W. Abell, III and Laura S. Abell, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 31st day of August, 2016.

Cassy L. Dailey

Notary Public

My commission expires: *6/4/18*



20160906000322610 09/06/2016 11:53:11 AM DEEDS 2/2

Grantor's Name William W. Abell, III and Laura S. Abell

Grantee's Name Ronald C. Moates

Mailing Address 3068 Long Branch Dr
Calera, AL 35040

Mailing Address 2323 Freestone Ridge Cove
Hoover, AL 35226

Property Address 3068 Long Branch Dr
Calera, AL 35040

Date of Sale August 31, 2016

Total Purchase Price \$349,900.00

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

☐ 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 - William W. Abell, III and Laura S. Abell, 3068 Long Branch Dr, Calera, AL 35040.

Grantee's name and mailing address - Ronald C. Moates, 2323 Freestone Ridge Cove, Hoover, AL 35226.

Property address - 3068 Long Branch Dr, Calera, AL 35040

Date of Sale - August 31, 2016.

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).

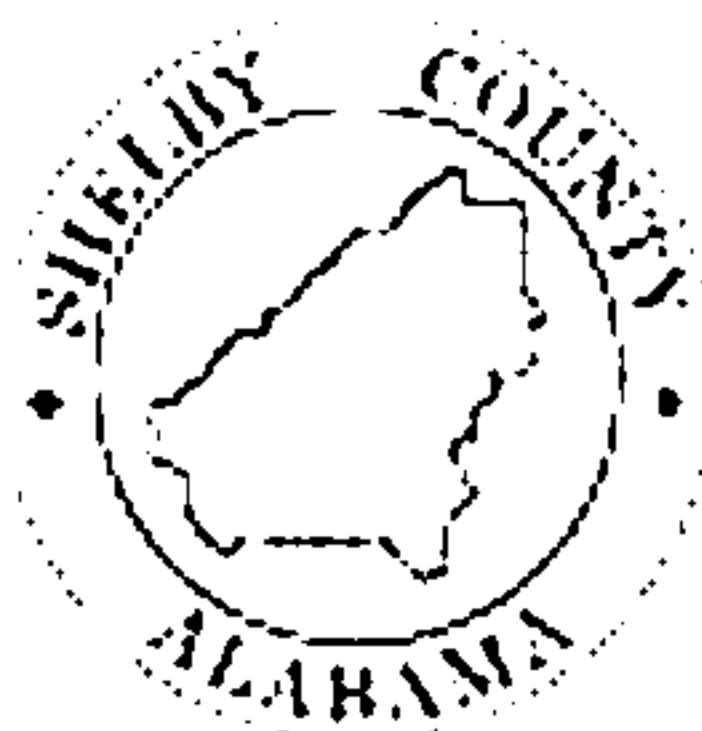
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: August 31, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2016 11:53:11 AM
\$19.00 CHERRY
20160906000322610