

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Edna Carter
P.O. Box 1801
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND DOLLARS and NO/100 (\$70,000.00)**, and other good and valuable consideration, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Betty Jane Mooney, a single woman and James Anthony Mooney, a single man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Edna Carter*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

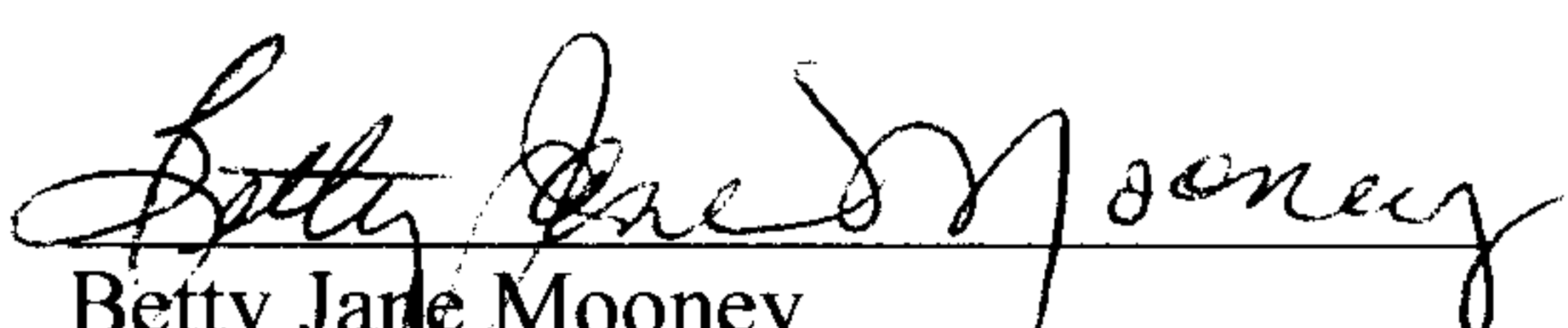
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.
3. Constitutes no part of the homestead of the Grantor herein.

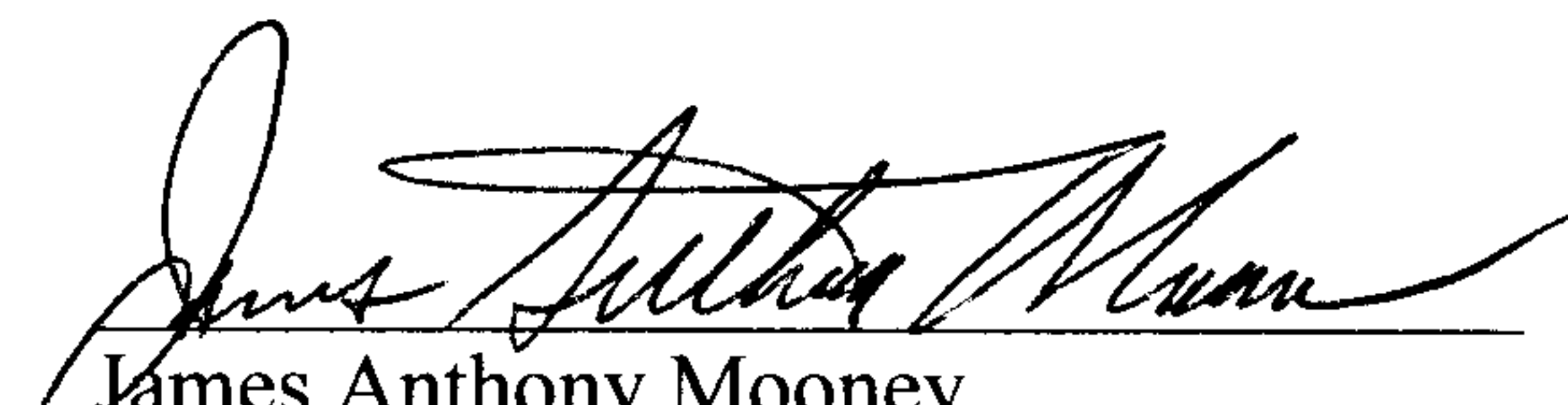
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

\$70,000.00 of the proceeds was paid by a mortgage recorded herewith.


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 19th day of October, 2016.


Betty Jane Mooney

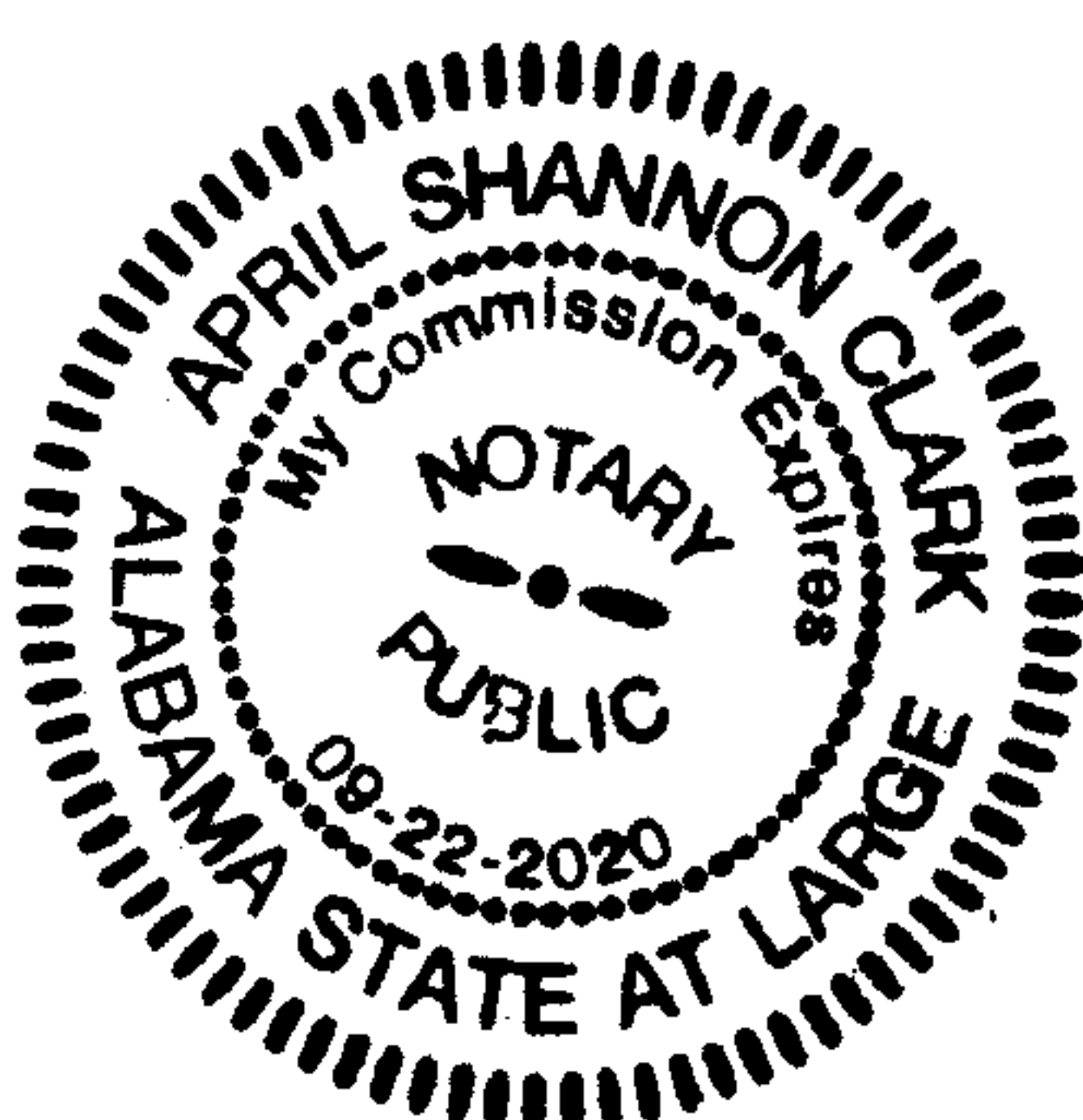

James Anthony Mooney

STATE OF ALABAMA)
COUNTY OF SHELBY)


20161102000402740 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/02/2016 12:08:18 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Betty Jane Mooney and James Anthony Mooney***, whose name 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 19th day of October, 2016.



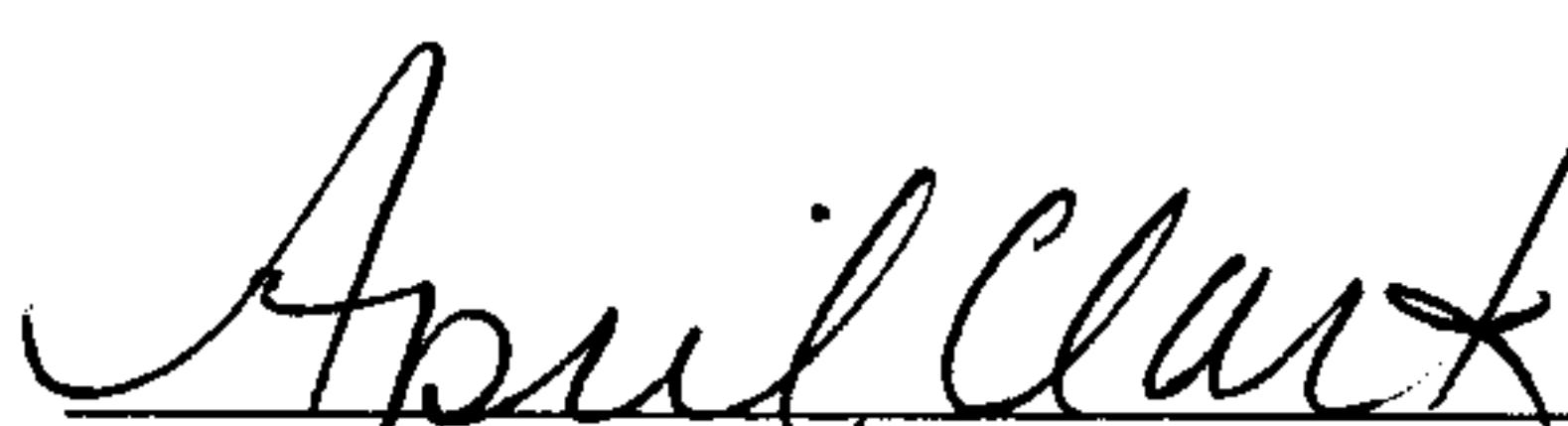

Notary Public
My Commission Expires: 09/22/2020

EXHIBIT A

Parcel I:

Lot No. 13 of B.J. Owen’s Addition to the Town of Columbiana, as recorded in Map Book 3, page 76, in the Probate Office of Shelby County, Alabama, being the same property described in and conveyed by deed recorded in Deed Book 177, Page 338, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot Number 1, as shown in survey of Owen’s Addition to Columbiana, which is recorded in Map Book 3, Page 76, of the Office of Judge of Probate, Shelby County, Alabama, said survey being made by J.R. McMillen and dated December 17, 1948. LESS AND EXCEPT the East 78.5 feet thereof.


Parcel III:

Commencing at the intersection of the North boundary line of Lauderdale Avenue and the East boundary of Collins Street according to plat of Owen’s Addition to Columbiana, Alabama, filed in the Office of the Judge of Probate of Shelby County, Alabama, and run East along the North boundary of the said Lauderdale Avenue 408.4 feet to the West boundary of Lester Street; run thence North 3 degrees 30 minutes West along said street 175 feet to point of beginning of lot herein conveyed; continue thence North along the West boundary of Lester Street 25 feet; thence run West 70 feet; run thence South 25 feet; run thence East 70 feet to point of beginning.

Said descriptions are being combined and are now know as follows:

Lots 1 & 13, BJ Owens Addition to Columbiana as recorded in Map Book 3, Page 76 and adjacent acreage, being described as follows:

Begin at the NE corner of lot 13 of the before said subdivision and run S 86-23’44-‘ W along the north line of said lot 13 for 139.51 feet, thence run 5-13’40’ W for 37.85 feet, thence run N 89-53’43’ W for 42.03 feet, thence run S 4-21’57’ W for 143.89 feet, thence run S 87-45’23’ W for 54.00 feet, thence run S3-31’44’ E for 147.00 feet to a point on the North right of way line of Lauderdale Street, thence run S89-47’08’E, along said north line for 180.00 feet, thence run N 0-58’56’ W for 175.21, thence run N86-27’24’ E for 70.39 feet to a point on the West line of Lester Street, thence run N 3-44’08’ W, along said line for 84.03 to the POINT OF BEGINNING.


20161102000402740 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/02/2016 12:08:18 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Betty J. Mooney</u>	Grantee's Name	<u>Edna Carter</u>
Mailing Address	<u>James Anthony Mooney</u> <u>655 Mooney Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>P.O. Box 1801</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Columbiana, AL</u> _____ _____ _____	Date of Sale	<u>10/19/2016</u>
		Total Purchase Price \$	<u>70,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 10/19/16

☐ Unattested _____
(verified by)

Print Betty J. Mooney
Sign Betty J. Mooney
(Grantor/Grantee/Owner/Agent) circle one

