

THIS INSTRUMENT PREPARED BY:

Michael Scott Moseley

SEND TAX NOTICE TO:

Michael Scott Moseley

JOINT TENANT WITH RIGHT OF SURVIVORSHIP DEED

STATE OF ALABAMA)

_____ COUNTY)


20170522000178590 1/4 \$116.00
Shelby Cnty Judge of Probate, AL
05/22/2017 02:51.48 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, Michael Scott Moseley, an unmarried man, (herein referred to as "Grantor") does grant, bargain, sell and convey unto Michael Scott Moseley, an unmarried man, and Conrad Michael Moseley-Brown, an unmarried man, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description (See attached Attachment A).

Subject to ad valorem taxes due October, 2017 a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

No title opinion or search has been conducted in connection with this transfer of title.

TO HAVE AND TO HOLD, to the said Grantee, as joint tenants, with right of survivorship, their heirs, personal representatives, 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, personal representatives, and assigns of the Grantees herein shall take as tenants in common.

Shelby County, AL 05/22/2017
State of Alabama
Deed Tax: \$92.00

And we do for ourselves and for our heirs, personal representatives, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we have a good right to sell and convey the same as aforesaid; that we have hereby transferred all of our right, title and interest in the same to the said Grantee, their heirs, personal representatives, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the ____ day of May, 2017.

Michael Scott Moseley
Michael Scott Moseley

STATE OF ALABAMA)
JEFFERSON COUNTY)


20170522000178590 2/4 \$116.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Scott Moseley, 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 22nd day of May, 2017.

Melhorah Lynne Horton
Notary Public
My Commission Expires: 3-28-20

20060427000198310 1/2 \$93.50
Shelby Cnty Judge of Probate, AL
04/27/2006 02:38 51PM FILED/CERT

This Instrument Prepared By:

Send Tax Notice To:

Stewart & Associates, P.C.
3595 Grandview Parkway #645
Birmingham, Alabama 35243

M. Scott Moseley
2096 Chelsea Park Bend
Chelsea, AL 35043

NTC 060022-1

STATE OF ALABAMA)
COUNTY OF SHELBY)

Exhibit A

20170522000178590 3/4 \$116.00
Shelby Cnty Judge of Probate, AL

05/22/2017 02:51:48 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One Hundred Ninety One Thousand Nine Hundred and 00/100 Dollars (\$191,900.00) to the undersigned Chelsea Park Homes, Inc., an Alabama corporation ("Grantor"), in hand paid by M. Scott Moseley ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4-7, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 2005042500195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

\$112,500.00 as was the consideration as was paid from the proceeds of a mortgage loan.

Subject to: (1) Ad valorem taxes due and payable October 1, 2006 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 34, page 147 A & B in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions (including, without limitation, radon, sinkholes, underground mines, tunnels and

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>M. Scott Moseley</u>	Grantee's Name	<u>Conrad Michael Moseley-Brown</u>
Mailing Address	<u>2096 Chelsea Park Bend</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>2096 Chelsea Park Bend</u> <u>Chelsea, AL 35043</u>
Property Address	<u>2096 Chelsea Park Bend</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>5-22-17</u>
		Total Purchase Price	<u>\$</u>
		or	<u>\$183,900.00</u> ^{Interest} <u>291,950.00</u>
		Actual Value	
		or	
		Assessor's Market Value	<u>\$</u>

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


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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 5-22, 2017

Unattested

(verified by)

Print:

Sign:

M. Scott Moseley

M. Scott Moseley

Grantor/Grantee/Owner/Agent (circle one)