

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Fredrick M. Moss
Evangeline W. Moss
2713 Countrywood Way
Birmingham, AL 35243

WARRANTY DEED



20171025000387060 1/3 \$218.00
Shelby Cnty Judge of Probate, AL
10/25/2017 11:30:14 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY SEVEN THOUSAND and 00/100 Dollars (\$197,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Larry J. Pittman, Jr. and Leigh P. Pittman, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Frederick Michael Moss, as Trustee and Evangeline Winn Moss, as Trustee, and any Successor Trustee, of the Frederick M. and Evangeline W. Moss Family Trust (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North 75 degrees 44 minutes 38 seconds West, 2490.48 feet; thence South 30 degrees 06 minutes 00 seconds West, 323.00 feet; thence South 74 degrees 33 minutes 57 seconds East, 2671.07 feet; thence North 00 degrees 09 minutes 21 seconds East, 377.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

Together with rights of ingress, egress and utilities for the benefit of the Property created and existing under that certain Declaration of Easements for ingress, egress and utilities as recorded in Instrument No. 20050415000178490.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Misc. Book 99 Page 345 and Deed Book 146 Page 398 in the Probate Office of Shelby County, Alabama, and as shown on survey of James A. Riggins dated March 7, 1999.
3. Right of Way granted to Central of Georgia Railroad Company as shown on survey of James A. Riggins dated March 7, 1999.
4. Declaration of Easement(s) for ingress, egress and utilities as shown and recorded in Instrument No. 20050415000178490 in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 121 Page 294 and Deed Book 355 Page 694 in said Probate Office.
6. Rights of others in and to the use of common areas as shown on survey of James A. Riggins dated March 7, 1999 and as contained in the Declaration of Protective Covenants and Restrictions of Pioneer Lake as recorded in Instrument No. 20050415000178500 in said Probate Office.
7. Articles of Incorporation of Pioneer Lake Residential Association, Inc., as recorded in Instrument No. 20050415000178510 in said Probate Office.
8. Terms and conditions of declaration of easements, Protective Covenants and Restrictions for Pioneer Lake as set out in Instrument No. 20050415000178500 and as amended by Instrument No. 20080805000313460 in said Probate Office.
9. Terms and Conditions of Ground Lease of Common Area as recorded in instrument No. 2005041500178520 in said Probate Office.
10. Easement to Alabama Power Company as shown and recorded in Instrument No. 20051101000565760 in said Probate Office.
11. All applicable zoning, building and land use laws, rules, regulations, statutes and ordinances.
12. Existing easements for Public Utilities including but not limited to electrical, gas, water, telephone and sewerage.
13. Riparian and other rights created by the fact that the land fronts on Pioneer Lake and Hurricane Creek.


\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

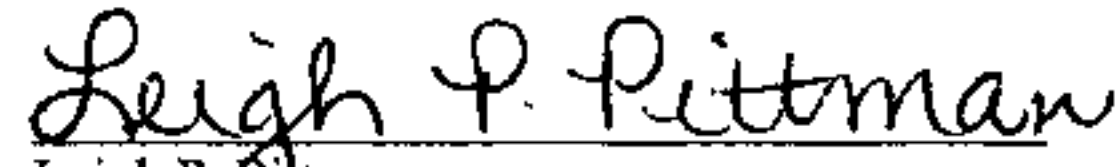
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/25/2017
State of Alabama
Deed Tax: \$197.00

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 23rd day of October, 2017.


Larry J. Pittman, Jr


Leigh P. Pittman


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry J. Pittman, Jr. and Leigh P. Pittman, whose names are signed to the foregoing conveyance, and who are 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, this 23rd day of October, 2017.


NOTARY PUBLIC

My Commission Expires 8-25-19


20171025000387060 2/3 \$218.00
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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 Larry J. Pittman Jr.
Mailing Address Leigh P. Pittman
5148 Jameswood Dr
Birmingham, AL 35244

Grantee's Name The Fredrick M and Evangeline
Mailing Address W. Moss Family Trust
2713 County Wood Way
Birmingham, AL 35243


Property Address See Legal Description
on Deed

Date of Sale 10-23-17
Total Purchase Price \$ 197,000.00
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


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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 10-23-17

Print Gary Hargrave

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1