

This instrument was prepared by:  
**Ellis, Head, Owens & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Cat-n-Bird Winery, LLC**  
11661 Old Highway 280  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWO HUNDRED FIFTY THOUSAND and NO/00 DOLLAR (\$250,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Turhan Lanier Moore, Sonji Pamela Robinson and Alison Vonne Nichols, individually and as Personal Representatives of the Estate of Mae Bradley Moore, Probate Case #41-072, Probate Office, Shelby County, Alabama, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Cat-n-Bird Winery, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$190,000.00 of the above recited purchase price was paid by a purchase money mortgage recorded simultaneously herewith.**

**Joseph Lavon (J. L.) Moore having died on or about November 15, 1999.**

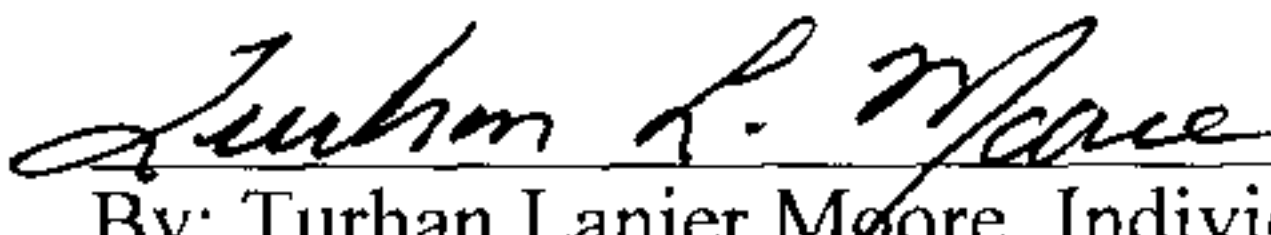
**THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSE.**

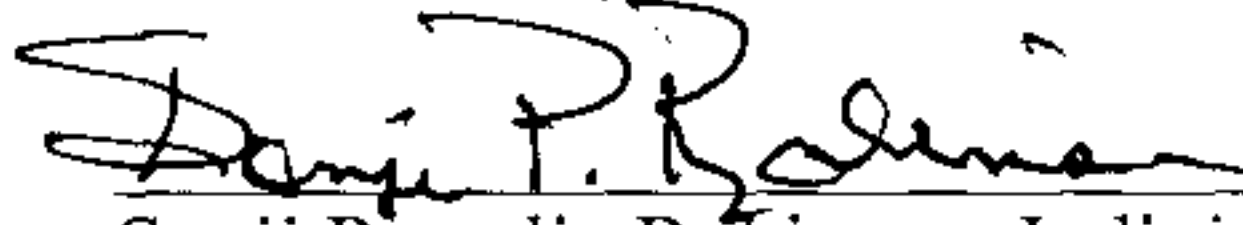
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

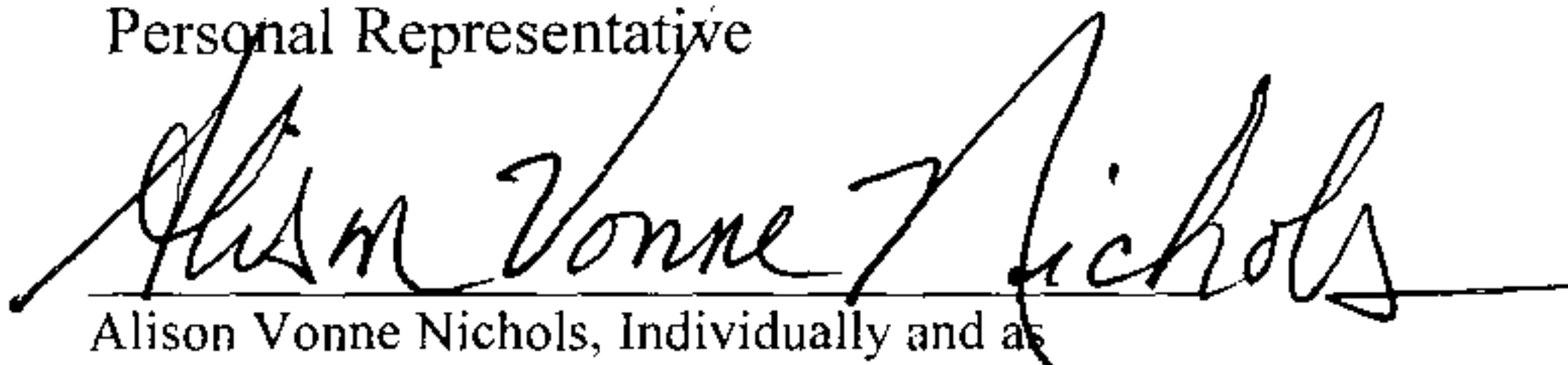
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 27<sup>th</sup> day of June, 2018.

ESTATE OF MAE BRADLEY MOORE, DECEASED

  
By: Turhan Lanier Moore, Individually  
and as Personal Representative

  
Sonji Pamela Robinson, Individually and as  
Personal Representative

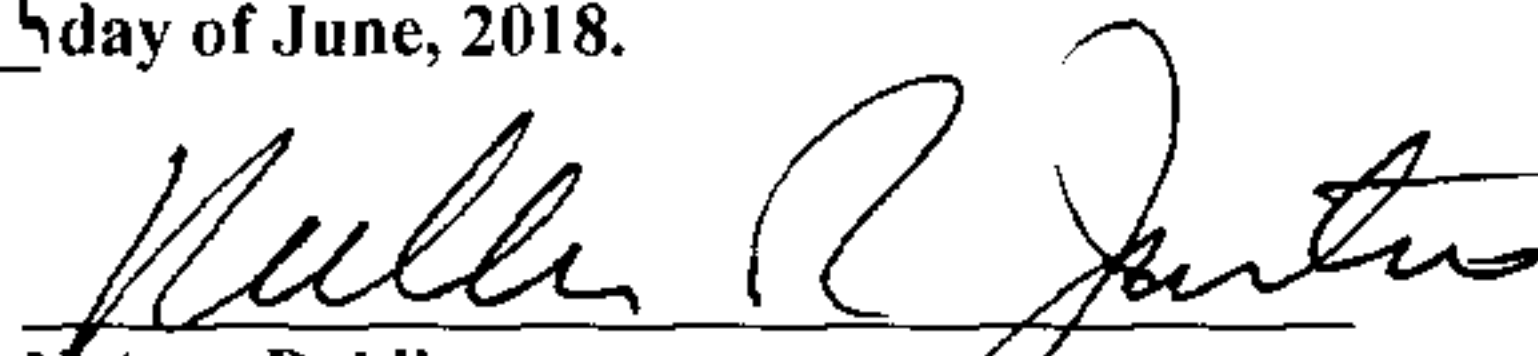
  
Alison Vonne Nichols, Individually and as  
Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Turhan Lanier Moore, Sonji Pamela Robinson, and Alison Vonne Nichols, individually and as Personal Representatives of the Estate of May Bradley Moore, deceased, who 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 and official seal this 27<sup>th</sup> day of June, 2018.




  
Notary Public  
My Commission Expires: 9/11/19

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL NO. 1:**

Commencing at the northeast corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 58 minutes 09 seconds West along the North boundary line of said section for a distance of 3738.02 feet; thence South 0 degrees 01 minutes 51 seconds East a distance of 1058.49 feet; thence South 32 degrees 01 minutes 29 seconds West a distance of 601.06 feet to the South right of way line of Shelby County Road No. 43; thence South 41 degrees 51 minutes 29 seconds West along said road right of way line for a distance of 164.86 feet; thence South 41 degrees 50 minutes 03 seconds West along said road right of way line for a distance of 46.27 feet; thence North 53 degrees 48 minutes 19 seconds West along said road right of way line for a distance of 40.03 feet; thence South 42 degrees 37 minutes 24 seconds West along said road right of way line for a distance of 11.99 feet to the POINT OF BEGINNING; thence continuing southwest along said road right of way line for a distance of 529.32 feet; thence South 21 degrees 50 minutes 03 seconds East along said road right of way line for a distance of 108.09 feet to the intersection of the northeasterly right of way line of Shelby County Road No. 280 and the South right of way line of Shelby County No 43; thence South 75 degrees 56 minutes 34 seconds East along said Shelby County Road No. 280 northeasterly right of way line for a distance of 112.33 feet; thence South 73 degrees 58 minutes 22 seconds East along said road right of way line for a distance of 26.57 feet; thence North 34 degrees 25 minutes 47 seconds East, a distance of 113.23 feet; thence North 50 degrees 24 minutes 54 seconds East, a distance of 404.50 feet; thence North 47 degrees 56 minutes 07 seconds West a distance of 258.65 feet to the POINT OF BEGINNING; as per the survey of Larry W. Carver, Alabama Registration No. 15454, dated November 20, 1995.

AVM  
SPR  
J. L. M.

  
20180629000232140 2/3 \$83.00  
Shelby Cnty Judge of Probate, AL  
06/29/2018 08:31:05 AM FILED/CERT

Real Estate Sales Validation Form

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

Turhan Moore, Pam Robinson, Alison Nichols &

Grantor's Name : Mae Bradley Moore Estate

Grantee's Name: Cat-n-Bird Winery, LLC

Mailing Address 145 Shaw Drive

Mailing Address: 11661 Old Hwy 280

Chelsea, AL 35043

Chelsea, AL 35043

Property Address: 11640 Old Hwy 280

Date of Sale 6-27-18

Chelsea, AL 35043

Total Purchase Price \$ 250,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other -

☒ 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 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 6-27-18

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

☐ Unattested

(Verified by)

Form RT-1

20180629000232140 3/3 \$83.00  
Shelby Cnty Judge of Probate, AL  
06/29/2018 08:31:05 AM FILED/CERT