

SEND TAX NOTICE TO:
John R. Dillon and Staci Anna Dillon
113 Hackberry Circle
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190111000011580
01/11/2019 08:20:03 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Three Thousand Six Hundred Ninety Five dollars & no cents (\$293,695.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **John M. Mooney and Brandy L. Mooney, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **John R. Dillon and Staci Anna Dillon** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 417, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, 4TH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 125 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$288,374.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

7.5' easement on the northeasterly side of said lot; 2.5' easement along the northwesterly side of said lot as shown on recorded plat/map.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 1998, Page 46183 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Instrument #1999-44336 in Probate Office

Easement to William F. Spratlin & Donald M. Acton dated 1/3/97 as shown by instrument recorded in Inst. #1997-34878 in Probate Office,

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 1999, Page 49465.

Encroachment of concrete driveway into the easement as shown on the survey by Carl Daniel Moore dated 2/25/00.

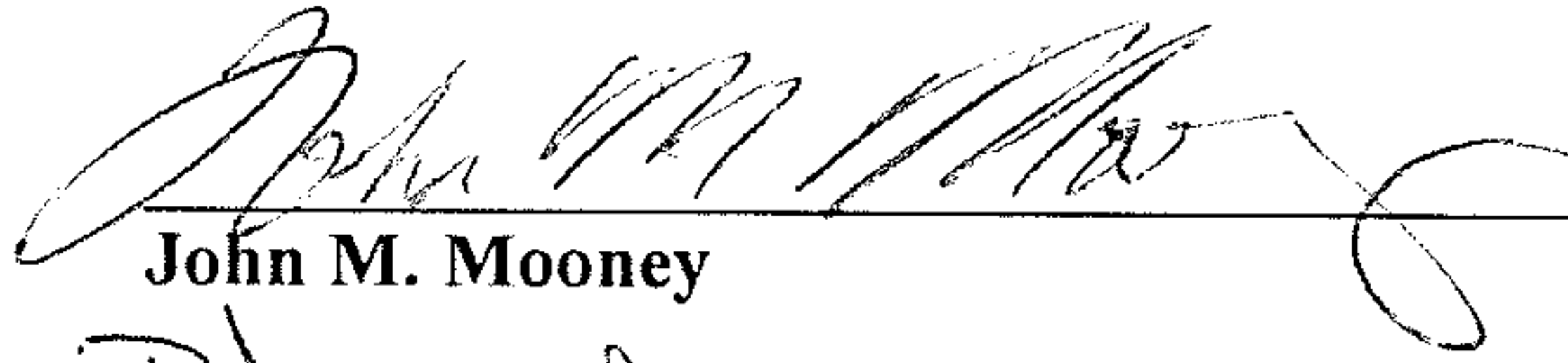
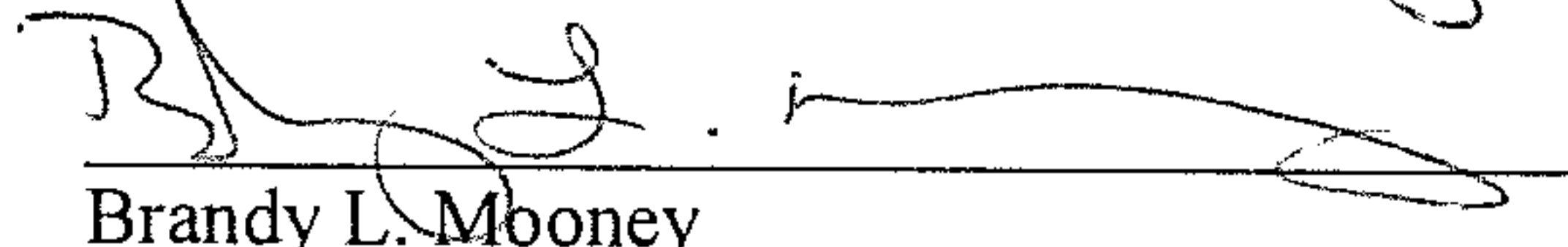
Exception is taken to that outbuilding that crosses the 7.5' easement on the northeast side of subject property.

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

WARRANTY DEED
CBT File #1811039

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 10, 2019** .

 (Seal)
John M. Mooney
 (Seal)
Brandy L. Mooney

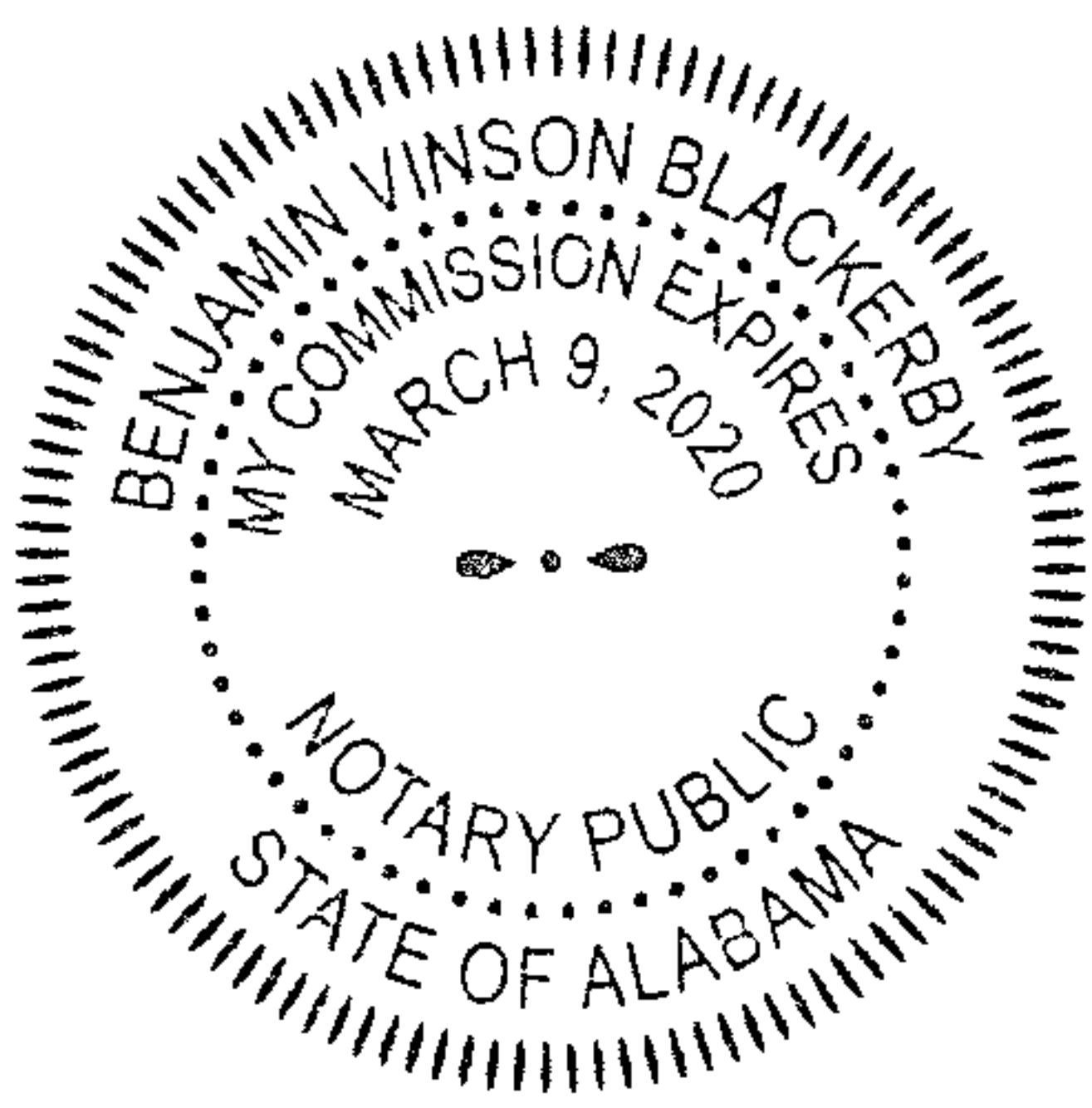
STATE OF ALABAMA

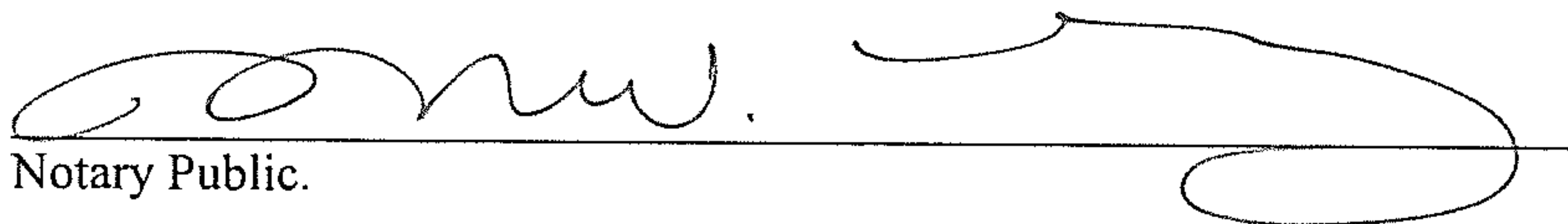
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John M. Mooney and Brandy L. Mooney, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2019




Notary Public.
(Seal)
My Commission Expires: 3-9-20

20190111000011580 01/11/2019 08:20:03 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name John M. Mooney and Brandy L. Mooney

Grantee's Name John R. Dillon and Staci Anna Dillon

Mailing Address 1494 Sun Valley Road
Harpersville, Alabama 35078

Property Address 113 Hackberry Circle
Chelsea, Alabama 35043

Mailing Address 113 Hackberry Circle
Chelsea, Alabama 35043

Date of Sale 01/10/2019

Total Purchase Price \$293,695.00

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 - 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

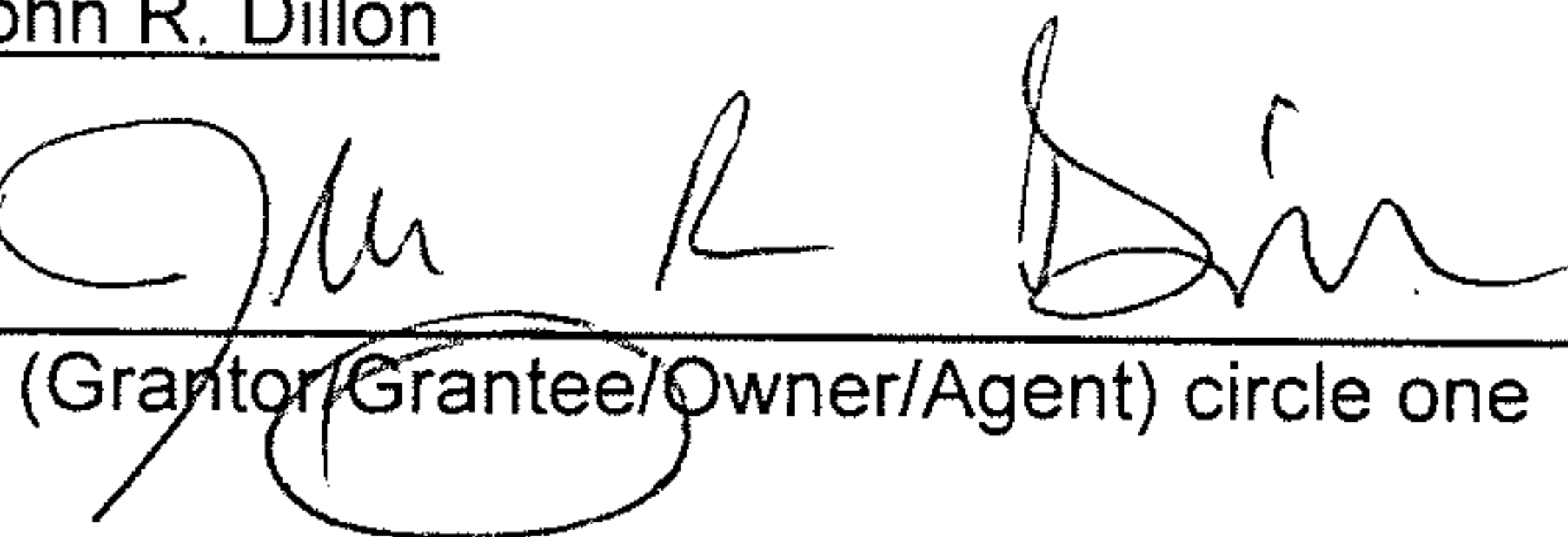
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be 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 1/10/19

Print John R. Dillon

Sign


(Grantor/Grantee/Owner/Agent) circle one

Unattested


(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2019 08:20:03 AM
\$26.50 CHERRY
20190111000011580

