

This instrument prepared by:

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Denison, Texas 75020
(903) 463-3750


20190124000026240 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
01/24/2019 03:07:59 PM FILED/CERT

STATE OF ALABAMA * WARRANTY DEED
SHELBY COUNTY *

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantor, **WILLIAM P. MORY**, a ___married ___man (hereinafter referred to as Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto **ABCM INVESTMENTS LLC, a Texas limited liability company** (hereinafter referred to as Grantees), for and during their joint lives as tenants in common in the entirety with cross-contingent remainders, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 5 and 6, in Block 93, according to J. H. Dunstan's map of the Town of Calera, situated in Shelby County, Alabama.

Said property being subject to all restrictive covenants, rights-of-way and easements as recorded.

This property is NOT the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, to the said Grantees, for and during their joint lives with cross-contingent remainders, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for himself, his heirs, personal representatives and assigns, covenant with said Grantees, their heirs, personal representatives and assigns, that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

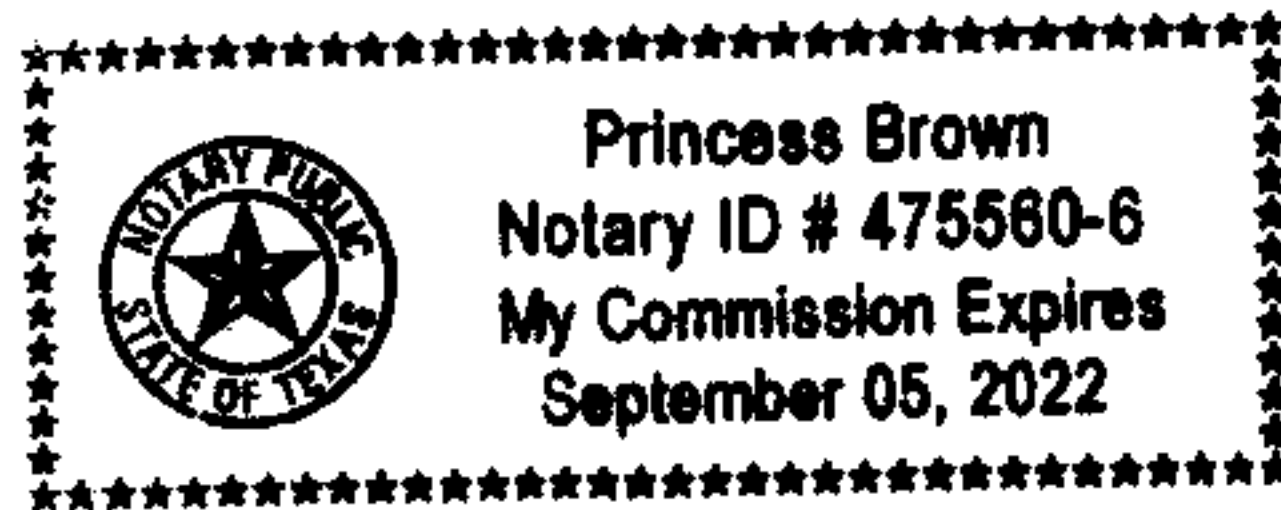
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 4 day of January, 2019.

William P. Mory
WILLIAM P. MORY

STATE OF TEXAS *
GRAYSON COUNTY *

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that William P. Mory, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 4 day of January, 2019.



Princess Brown
NOTARY PUBLIC
My Commission Expires:

20190124000026240 2/3 \$96.00
Shelby Cnty Judge of Probate, AL
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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 William P. Morv
Mailing Address 1115 W. Main St.
Denison, TX 75020

Grantee's Name ABCM Investments, LLC
Mailing Address 1115 W. Main St.
Denison, TX 75020

Property Address 232 18th St.
Catena, Alabama

Date of Sale January 4, 2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 74,860⁰⁰

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 Tax Website - See Attached

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 1-4-19

Print William P. Morv

☐ Unattested

[Signature]
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

