

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

Send Tax Notice To:  
Robert Connor Farmer  
120 Bishop Circle  
Pelham, AL 35124

Shelby County, AL 08/21/2019  
State of Alabama  
Deed Tax: \$296.00

**WARRANTY DEED**

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

That in consideration of FIVE HUNDRED THOUSAND and 00/100 Dollars (\$500,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Vicki Vaughan Moseley, as Personal Representative of the Estate of John Marcus Moseley, Sr., deceased, Case No. PR-2016-000137 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Gallant Lake, LLC, an Alabama limited liability company (as to an undivided 40% interest) and IRA Innovations, LLC fbo Robert Connor Farmer SEP IRA (as to an undivided 60% interest), (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

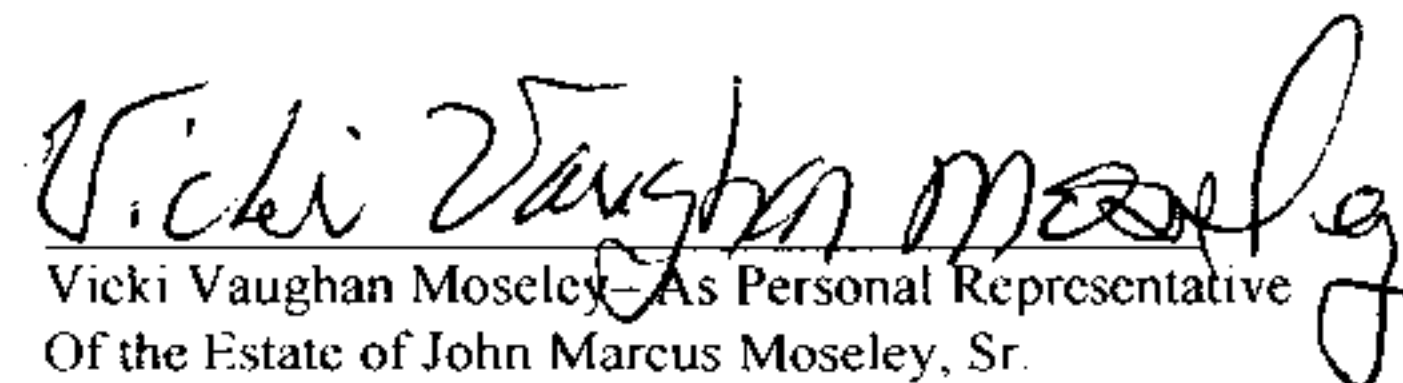
Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

John Marcus Moseley, Sr. is one and the same person as John M. Moseley, the grantee in that certain Deed dated October 7, 1981 and recorded at Book 335 Page 603 in the Probate Office of Shelby County, Alabama

\$204,000.00 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, successors and assigns, forever. And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantees, their heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 20th day of August, 2019.

  
Vicki Vaughan Moseley, As Personal Representative  
Of the Estate of John Marcus Moseley, Sr.


STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vicki Vaughan Moseley, whose name as Personal Representative of the Estate of John Marcus Moseley, Sr., 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, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 20th day of August, 2019.

  
NOTARY PUBLIC

My Commission Expires 8-25-19

  
20190821000306770 1/3 \$317.00  
Shelby Cnty Judge of Probate, AL  
08/21/2019 12:18:52 PM FILED/CERT

## EXHIBIT "A"

### Legal Description:

#### PARCEL I

A parcel of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, thence in a Northerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 560.83 feet, thence 91 degrees 55'05" left in a westerly direction a distance of 539.42 feet to a point on a curve, said curve having a central angle of 62 degrees 28' and a radius of 194.51 feet, thence 108 degrees 13'54" left, measured to tangent of said curve, thence along arc of said curve in a Southerly direction a distance of 162.76 feet, thence 82 degrees 46'52" left, measured from tangent of said curve, in a Southeasterly direction a distance of 671.11 feet to the point of beginning.

#### PARCEL II

A parcel of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, thence in a northerly direction along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 560.83 feet to point of beginning; thence continue along last described course a distance of 450.0 feet, thence 118 degrees 09'21" left in a Southwesterly direction a distance of 706.35 feet to a point on a curve, said curve having a central angle of 35 degrees 57'12" and a radius of 391.69 feet, thence 105 degrees 21'21" left, measured to tangent of said curve, thence along arc of said curve in a southeasterly direction a distance of 159.71 feet, thence 71 degrees 46'06" left, measured from tangent of said curve, in an easterly direction a distance of 539.42 feet to the point of beginning.

A parcel of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence in a Southerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 325.0 feet, thence 61 degrees 50 minutes 39 seconds right in a Southwesterly direction a distance of 706.35 feet to a point on a curve to the left, said curve having a central angle of 12 degrees 35 minutes 30 seconds and a radius of 391.69 feet, thence 74 degrees 38 minutes 39 seconds right to tangent of said curve, thence along arc of said curve in a Northwesterly direction a distance of 86.08 feet to end of said curve, thence continue in a Northwesterly direction a distance of 113.93 feet, thence 101 degrees 21 minutes 47 seconds right in a Northeasterly direction a distance of 909.84 feet, thence 36 degrees 38 minutes 21 seconds right in a Northeasterly direction a distance of 281.56 feet to the point of beginning.



20190821000306770 2/3 \$317.00  
Shelby Cnty Judge of Probate, AL  
08/21/2019 12:18:52 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Estate of John Marcus  
Mailing Address Moseley, Sr.  
269 Narrows Dr  
Birmingham, AL 35242

Grantee's Name Gallant Lake, LLC +  
Mailing Address IRA Innovations Fbo Robert Connor  
Farmer SEP IRA  
120 Bishop Circle  
Pelham AL 35124

Property Address 780 Dogwood Circle  
Birmingham, AL 35244

Date of Sale 8-20-19  
Total Purchase Price \$ 500,000  
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 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 8-20-19

Print Gregory D. Harrelson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

