

Prepared by:  
Chesley P. Payne  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20195382

Send Tax Notice To:  
Michael D. Moody  
140 Lake View Cir.  
Vandiver, AL 35176

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **One Hundred Thirty One Thousand Five Hundred Dollars and No Cents (\$131,500.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Valera Isbell, an unmarried woman, Danny Parker, a married man, Diane Gurganus, a married woman, Peggy Parker, an unmarried woman, and Evellyn Paige Parker, a married woman** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Michael D. Moody** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

**Note:** \$132,828.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

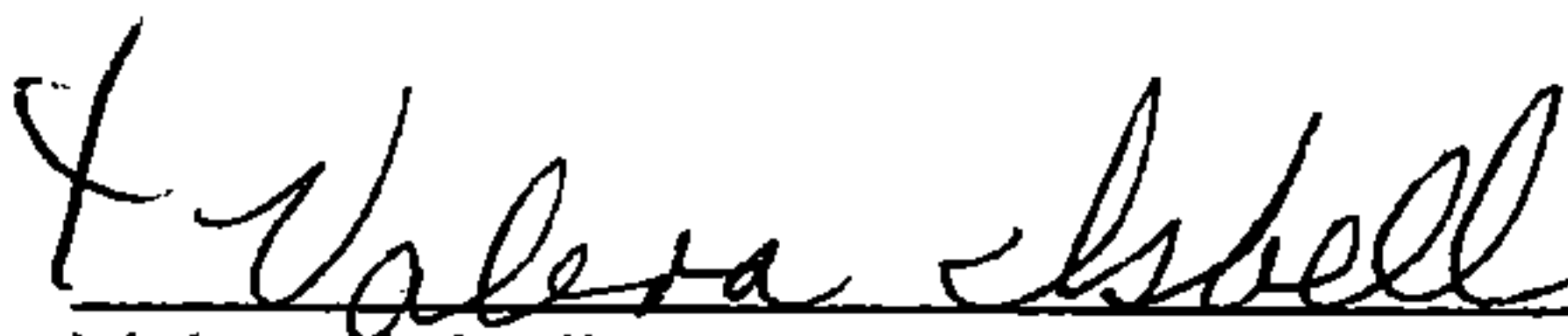
This property is \*not the homestead of the Grantors or their spouse as defined by the Code of Alabama.

Valera Isbell, Danny Parker, Diane Gurganus, Peggy Parker, and Evellyn Paige Parker, are the Heirs At Law of Eunice Parker, who passed away on October 8, 2017, and was the surviving Grantee of the deed recorded in Book 261, page 448.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

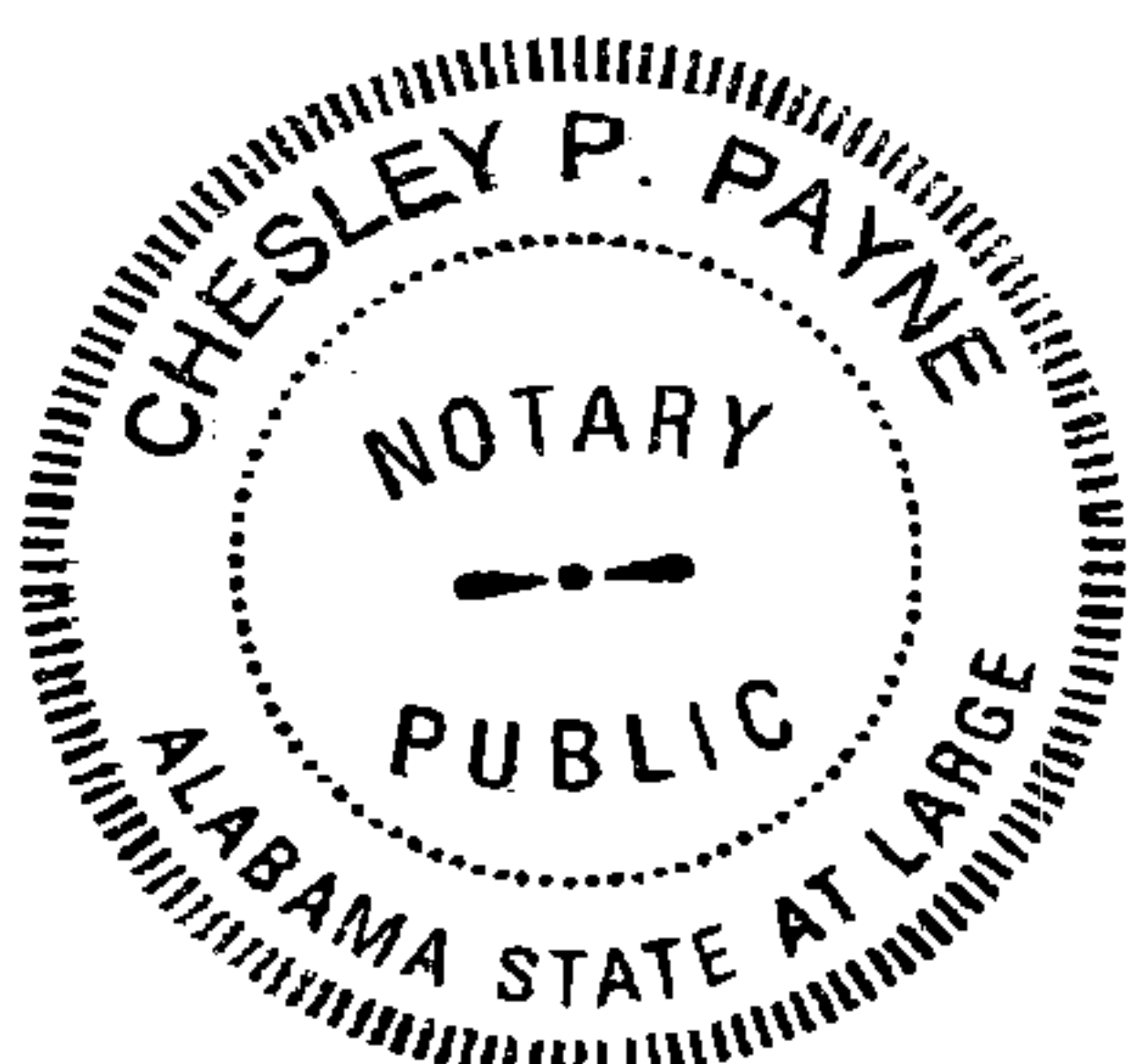
**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this 11th day of October, 2019.

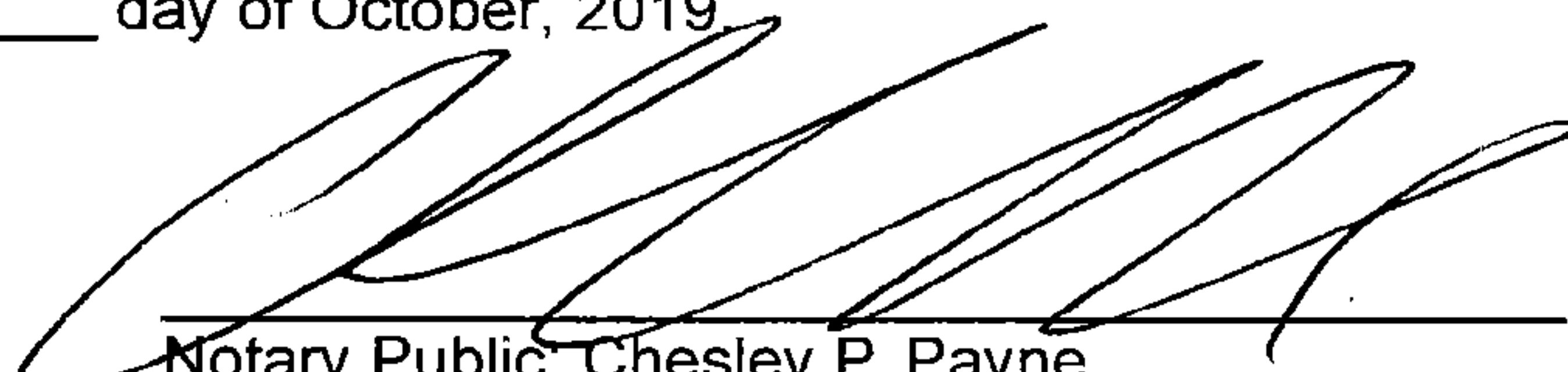
  
Valera Isbell

State of ALABAMA \_\_\_\_\_  
County of JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Valera Isbell 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 the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of October, 2019.



  
Notary Public: Chesley P. Payne  
My Commission Expires: July 18, 2023

X Danny Parker

Danny Parker

State of Alabama

County of

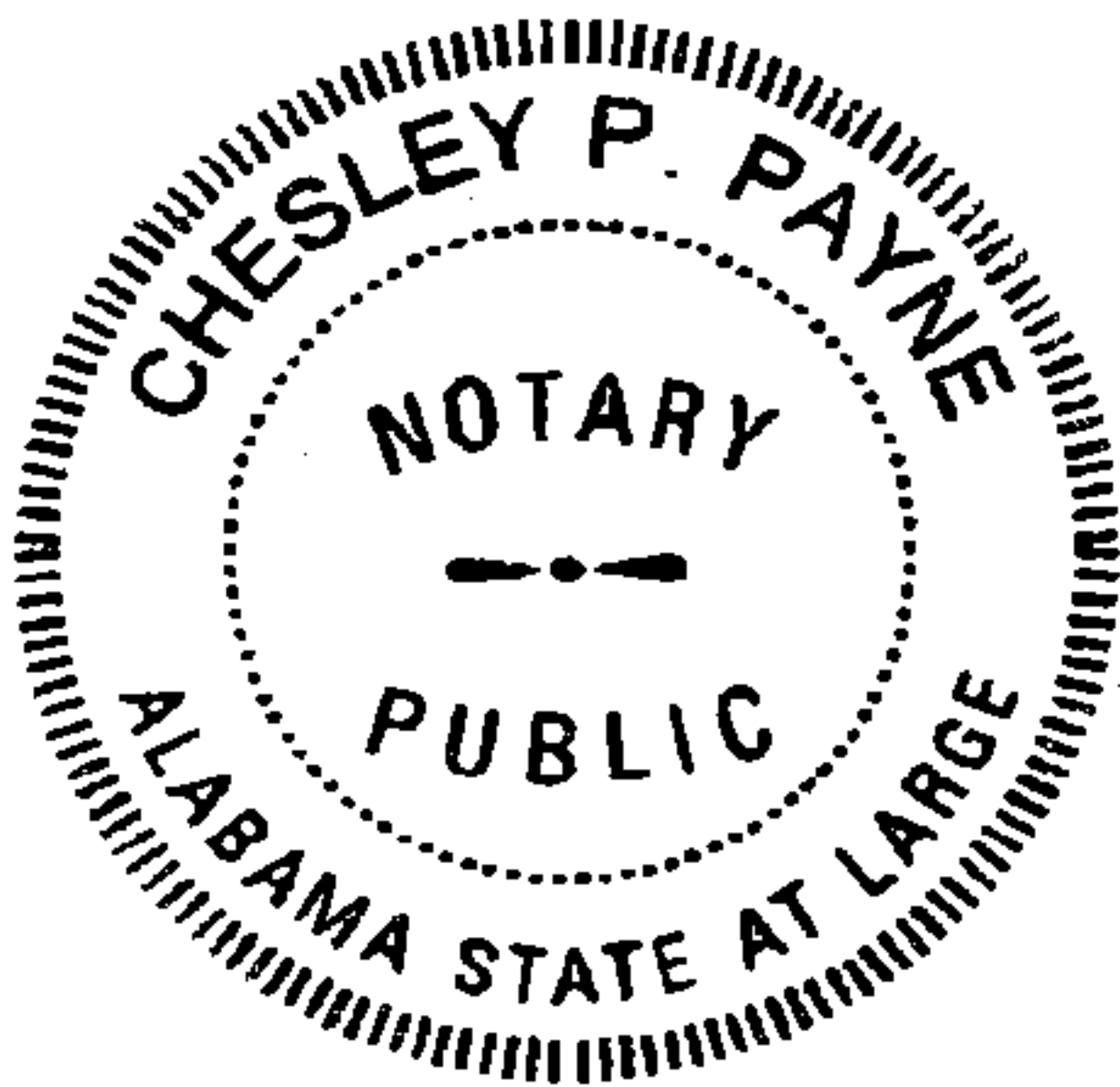
Jefferson

Chesley P. Payne

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Danny Parker 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 the conveyance, he executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of October, 2019

[Signature]  
Notary Public:  
My Commission Expires: 7-18-23



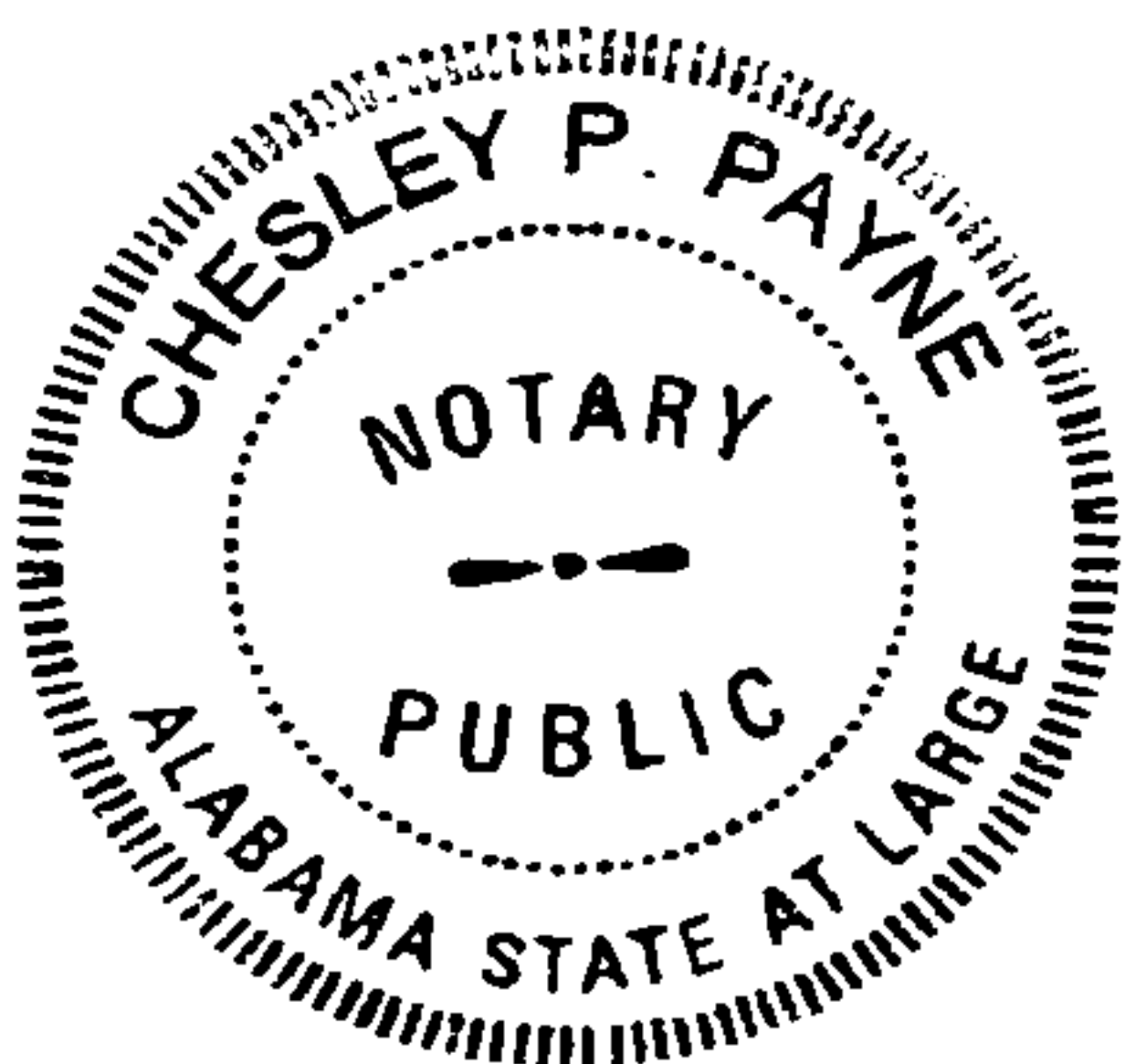
X Diane Gurganus  
Diane Gurganus

State of Alabama  
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Diane Gurganus 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 the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of October, 2019.

Chesley P. Payne  
Notary Public:  
My Commission Expires: 7-18-23

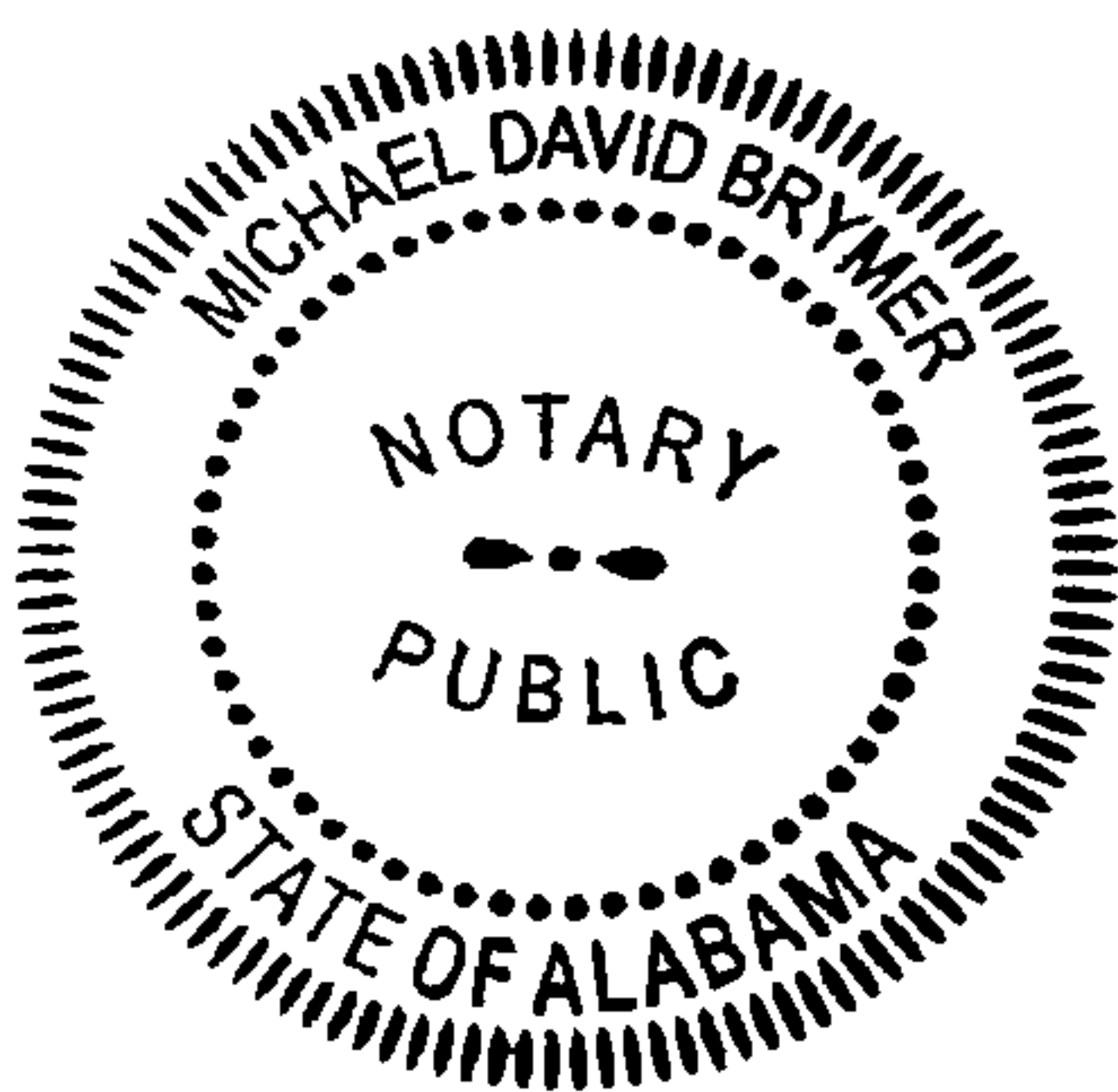


Peggy Parker  
Peggy Parker

State of Alabama  
County of Jefferson

I, Michael D. Brymer Notary Public in and for said County in said State, hereby certify that Peggy Parker 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 the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this the 11 day of October, 2019 .



[Signature]  
Notary Public:  
My Commission Expires: 9/25/2021

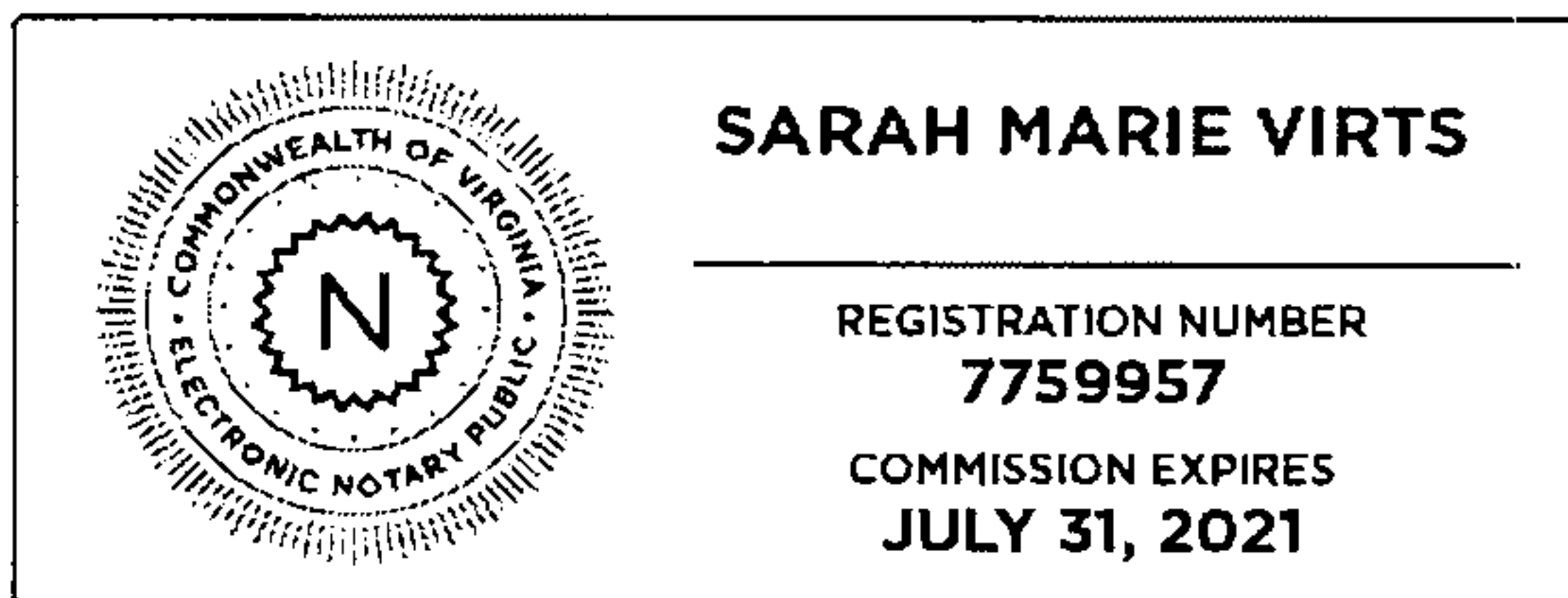
Evellyn Paige Parker

Evellyn Paige Parker

State of Virginia  
County of Fairfax

I, Sarah Marie Virts a Notary Public in and for said County in said State, hereby certify that Evellyn Paige Parker 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 the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this the 10th day of October, 2019 .



Sarah Marie Virts

Notary Public:

My Commission Expires: 07/31/2021

Notarized online using audio-video communication

EXHIBIT "A"

Legal Description

Commence at the NW corner of the SE 1/4 of SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run Easterly along the North line for a distance of 45.0 feet; thence turn 54° 27' to the right for a distance of 293.17 feet to the Point of Beginning; thence continue along same line for a distance of 68.33 feet to a point on the Northwesterly side of a County Gravel Road; thence turn 80° 07' to the left and along said road a distance of 178.4 feet; thence turn 5° 10' to the left for a distance of 205.42 feet; thence turn 98° 15' to the left for a distance of 96.0 feet; thence turn 83° 00' to the left for a distance of 175.10 feet; thence turn 0° 45' to the left for a distance of 200.0 feet to the Point of Beginning



Real Estate Sales Validation Form

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

Grantor's Name	Valera Isbell Danny Parker Diane Gurganus	Grantee's Name	Michael D. Moody
Mailing Address	2248 Rushton Lane Moody, AL 35004	Mailing Address	140 Lake View Cir. Vandiver, AL 35176
Property Address	140 Lake View Cir. Vandiver, AL 35176	Date of Sale	October 11, 2019
		Total Purchase Price	\$131,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 October 10, 2019

Unattested

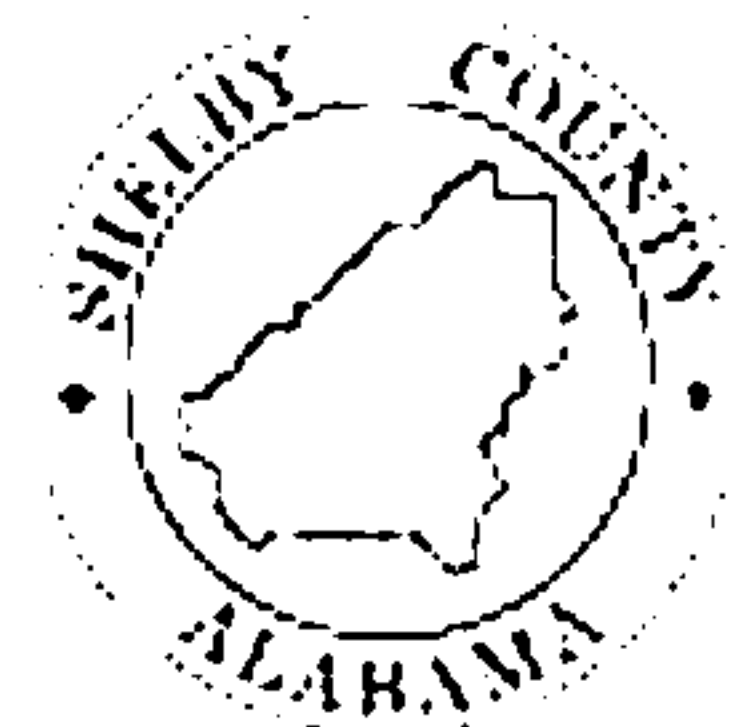
(verified by)

Print Valera Isbell  
Diane Gurganus  
Danny Parker

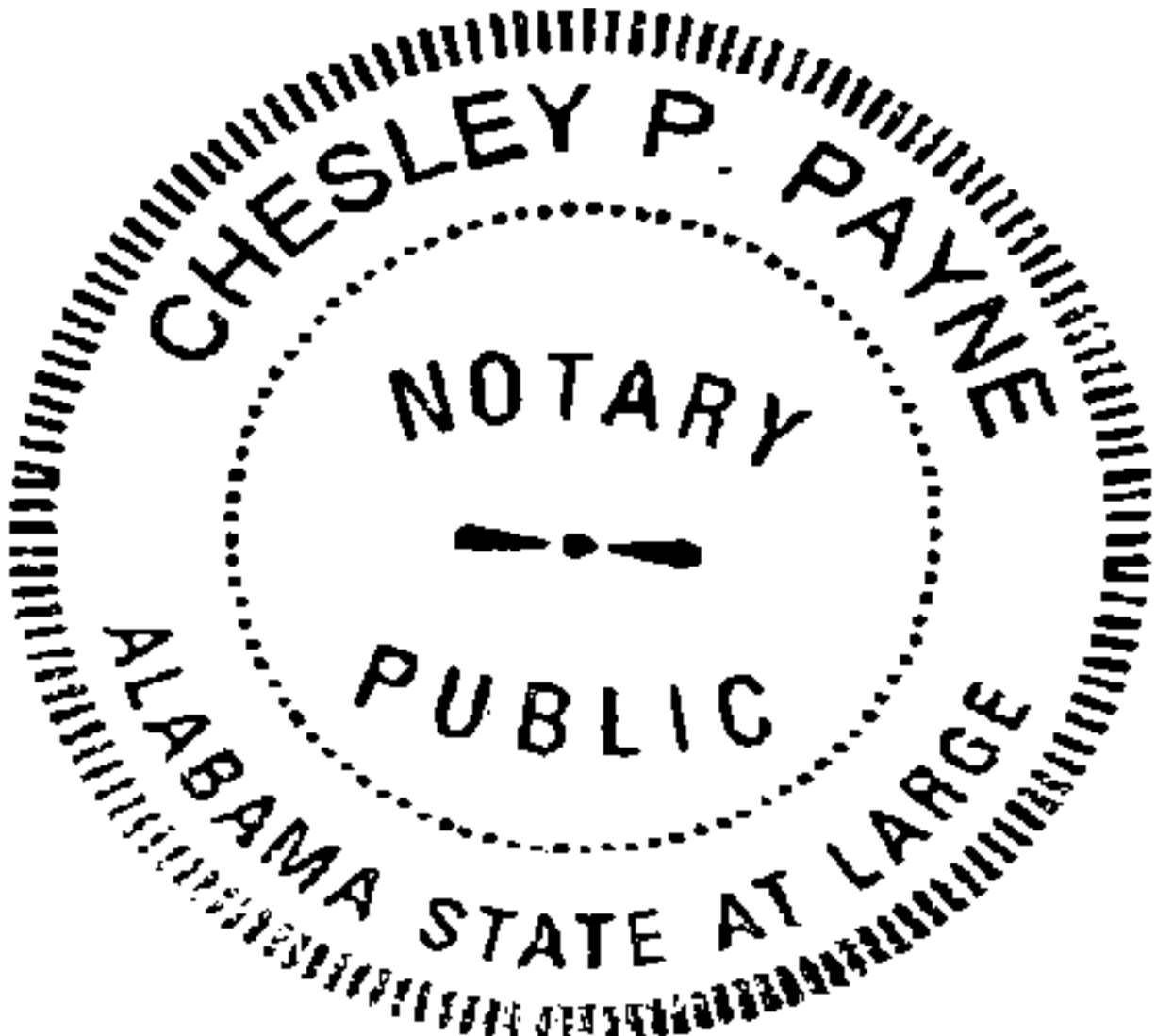
Sign Diane Gurganus  
Danny Parker

(Grantor/Grantee/Owner/Agent) circle one

218-23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
10/15/2019 08:50:51 AM  
\$44.00 CATHY  
20191015000379070



Allen S. Boyd