

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Vestavia Hills, AL 35216

**SEND TAX NOTICE TO:**

BRIAN MARENO  
100 TWIN BROOK LANE  
BESSEMER, AL 35022

**WARRANTY DEED**

**20191112000418060  
11/12/2019 08:44:55 AM  
DEEDS 1/4**

**STATE OF ALABAMA        )**

**SHELBY COUNTY            )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Seventy One Thousand and 00/100 Dollars (\$71,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JUDY DARLENE MOOREHEAD, a married person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto BRIAN MARENO (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT A FOR LEGAL DESCRIPTION**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTORS SPOUSE

WILLIE ROY JOHNSON IS THE SURVIVING GRANTEE OF DEED RECORDED IN VOLUME 315, PAGE 995. THE OTHER GRANTEE, CORA ELIZABETH JOHNSON HAVING DIED ON OR ABOUT THE 24TH DAY OF MAY, 2002.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 8<sup>th</sup> day of NOVEMBER, 2019.

*Judy Darlene Moorehead*  
\_\_\_\_\_  
JUDY DARLENE MOOREHEAD

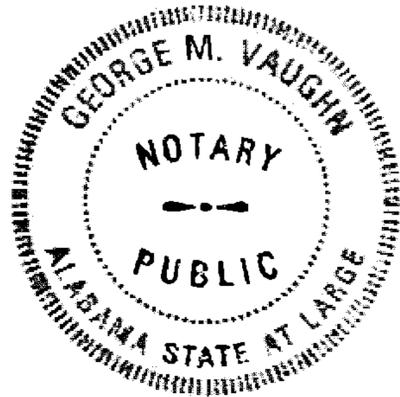
STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JUDY DARLENE MOOREHEAD, 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 on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of NOVEMBER, 2019.

*George M. Vaughn*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2021



**EXHIBIT A**

**LEGAL DESCRIPTION**

Commence at the Southeast corner of said Northeast quarter of the Northeast quarter of Section 32; thence north, along and with the East line of said quarter-quarter section, 35.00 feet to a cross on a large rock and the point of beginning; thence continue North, along and with said East line, 422.23 to a point; thence S54°03'17"W, parallel with the southeasterly right-of-way margin of South Shades Crest Road, 150.00 feet to a point; thence North, parallel with the East line of said quarter-quarter section, 250.00 feet to the southeasterly margin of South Shades Crest Road; thence S54°03'17"W, along and with said southeasterly right-of-way margin, 297.79 feet to an iron pin set by Jerry O. Peery; thence S39°14'58"E, 181.62 feet to an iron pin set by Jerry O. Peery; thence S11°08'00"W 89.06 feet to a metal gate post; thence S55°35'44"E 320.95 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Judy Deane Mankad  
Mailing Address c/o Gary Vaughn  
100 Old Towne Road Ste 105  
Birmingham AL 35211

Grantee's Name Brian Marceno  
Mailing Address 100 Twin Brook Lane  
Bessemer, AL 35022

Property Address Mcts + Bonds

Date of Sale 11/8/2019  
Total Purchase Price \$ 71,000

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 11/8/2019

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/12/2019 08:44:55 AM  
\$102.00 CHARITY  
20191112000418060

Print Gary Vaughn  
Signature  
sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one