

20200116000022100  
01/16/2020 11:42:41 AM  
DEEDS 1/4

This instrument was prepared by  
Scott Thornley  
Maddox, Thornley & Sanders  
318 19th Street, West  
Jasper, AL 35501

## WARRANTY DEED

---

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

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Ralph B. Pfeiffer, Jr., a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Claude Farley Lavett, Jr.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of Section 3, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning; thence North 02 degrees 52' 10" West for a distance of 346.35 feet to the Westerly right of way line of Crosscut Road, 60' right of way and a curve to the right having a radius of 992.93 feet and subtended by a chord bearing South 21 degrees 55' 44" East an a chord distance of 249.07 feet; thence along the arc of said curve and said right of way line for a distance of 249.73 feet to a compound curve to the right having a radius of 380.50 feet and subtended by a chord bearing South 06 degrees 09' 57" East and a chord distance of 113.22 feet; thence along the arc of said curve and said right of way line for a distance of 113.64 feet; thence South 88 degrees 30' 05" West and leaving said right of way line for a distance of 87.87 feet to the point of beginning. Said parcel containing 0.47 acres, more or less.

Said property being a part of Lot 1B of the Re-subdivision of Lot 1 Moore Estates Subdivision as the same as recorded at Map Book 43 page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following:

1. Less and except any portion of the subject property which lies within a public road right of way.
2. Alabama Power Company easement filed at Instrument #20061212000603920.
3. All matters shown on the survey of Rodney Shiflett Surveying dated October 11, 2019.
4. All matters shown on the re-subdivision on Lot 1 of Moore Estates Subdivision at Map Book 43 page 86.

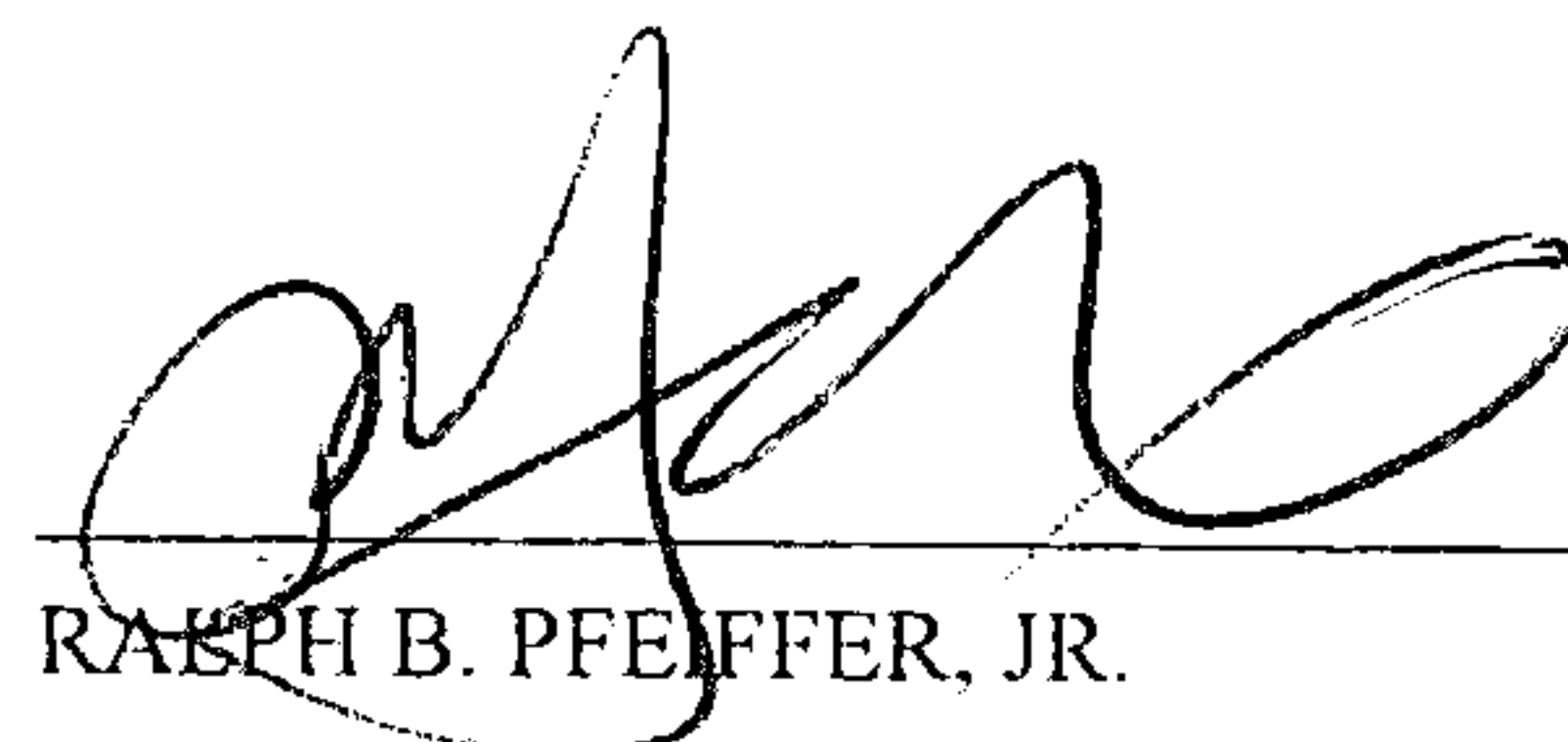
The above described property constitutes no part of the homestead of the grantor nor the grantor's spouse.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 GRANTEES, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14<sup>th</sup> day of January, 2020.

 (Seal)  
RALPH B. PFEIFFER, JR.

STATE OF ALABAMA     )  
COUNTY OF Mobile )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Ralph B. Pfeiffer, Jr.** 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 on the day the same bears date.

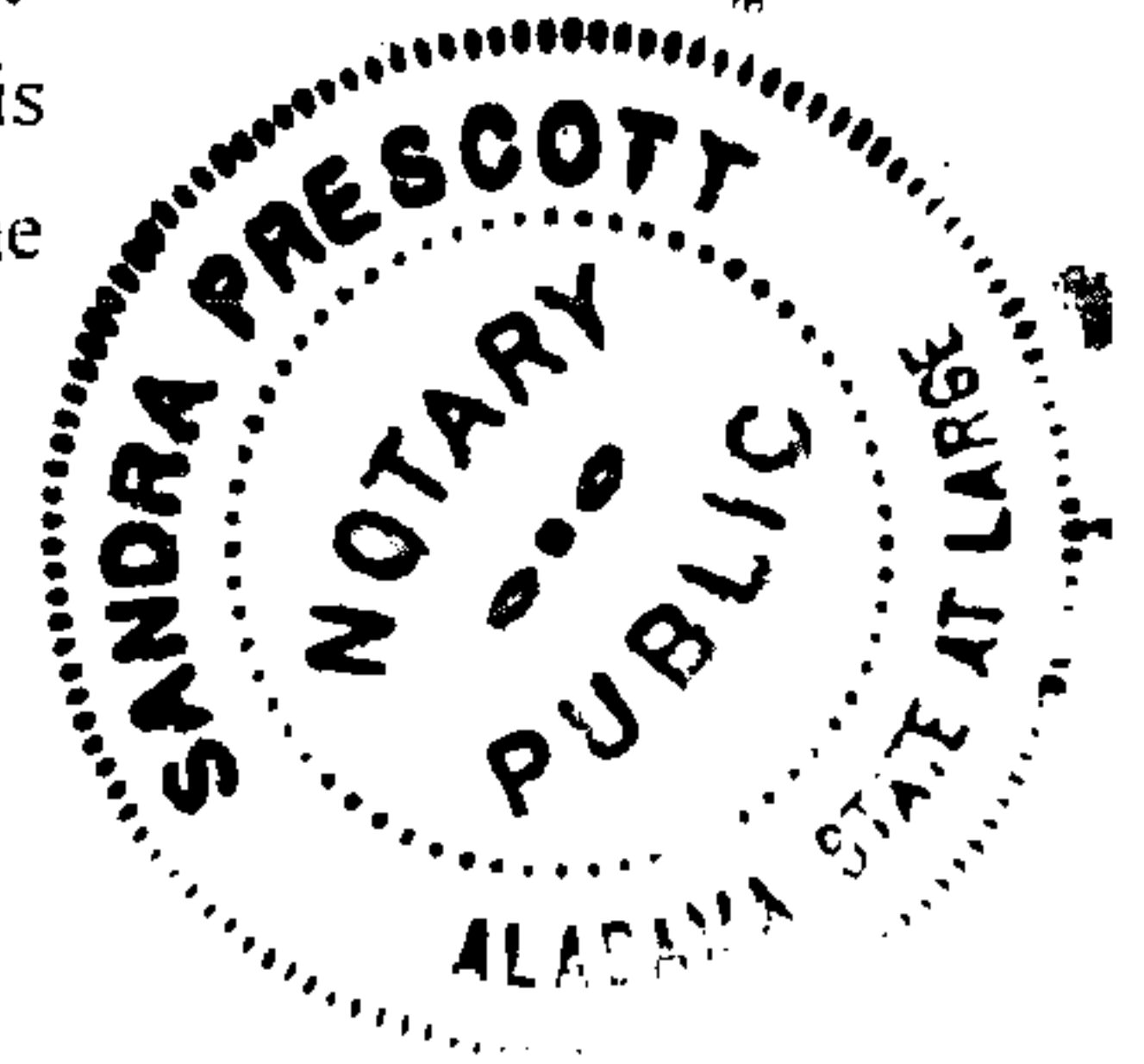
Given under my hand and official seal this 14<sup>th</sup> day of January, 2020.

Sandra Prescott

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES  
SEPTEMBER 18, 2021



## REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: Ralph B. Pfeffer, Jr.Name: Claude Farley Lavett, Jr.Mailing Address: 171 Mobile Infirmary Blvd.  
Mobile, AL 36607Mailing Address: 1174 Crosscut Road  
Albaster, AL 35007Property Address: Lot 1 B Moore Estates  
(if available) Albaster, AL 35007Date of Sale: 1-10-2020Total Purchase Price \$ 7,500.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2020 11:42:41 AM  
\$38.50 CHERRY  
20200116000022100

*Allen S. Byrd*

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

\_\_\_\_\_ Bill of Sale  
\_\_\_\_\_ Sales Contract  
☒ Closing Statement  
\_\_\_\_\_ Appraisal

\_\_\_\_\_ Tax Assessor's Current  
Market Value  
\_\_\_\_\_ Other \_\_\_\_\_

This Exhibit is attached to the foregoing instrument pursuant to *Code of Alabama 1975, §40-22-1*.

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: 1-10-2020Print: Scott Thornley

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: Scott Thornley