

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michael D. Moore, Jr.
1231 Egg and Butter Road
Columbiana, AL 35051

GENERAL WARRANTY DEED

20200117000024200
01/17/2020 12:25:10 PM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Four Thousand And No/100 Dollars (\$74,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Larry Pickett**, a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Michael D. Moore, Jr.** (hereinafter grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Begin at the Southwest Corner of SW 1/4 of SW 1/4 of Section 36, Township 21, Range 1 West, thence North 2 degrees 30 minutes West 457.4 feet; thence North along the same line 206 feet to a starting point; thence South 84 degrees 15 minutes West 665 feet, more or less to the right of way of the Egg and Butter Road; thence North 13 degrees 15 minutes West 70 feet along said right of way of the Egg and Butter Road; thence East and parallel to the South line of the land owned by Clarence Harris and Dorothy Harris 665 feet, more or less to the forty acre line, thence South along the forty acre line 70 feet to a point of beginning, being situated in the SE 1/4 of SE 1/4 of Section 35, Township 21, Range 1 West, of Shelby County, Alabama.

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.


Subject to a third party mortgage in the amount of \$72,659.00 executed and recorded simultaneously herewith.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14th day of January, 2020.

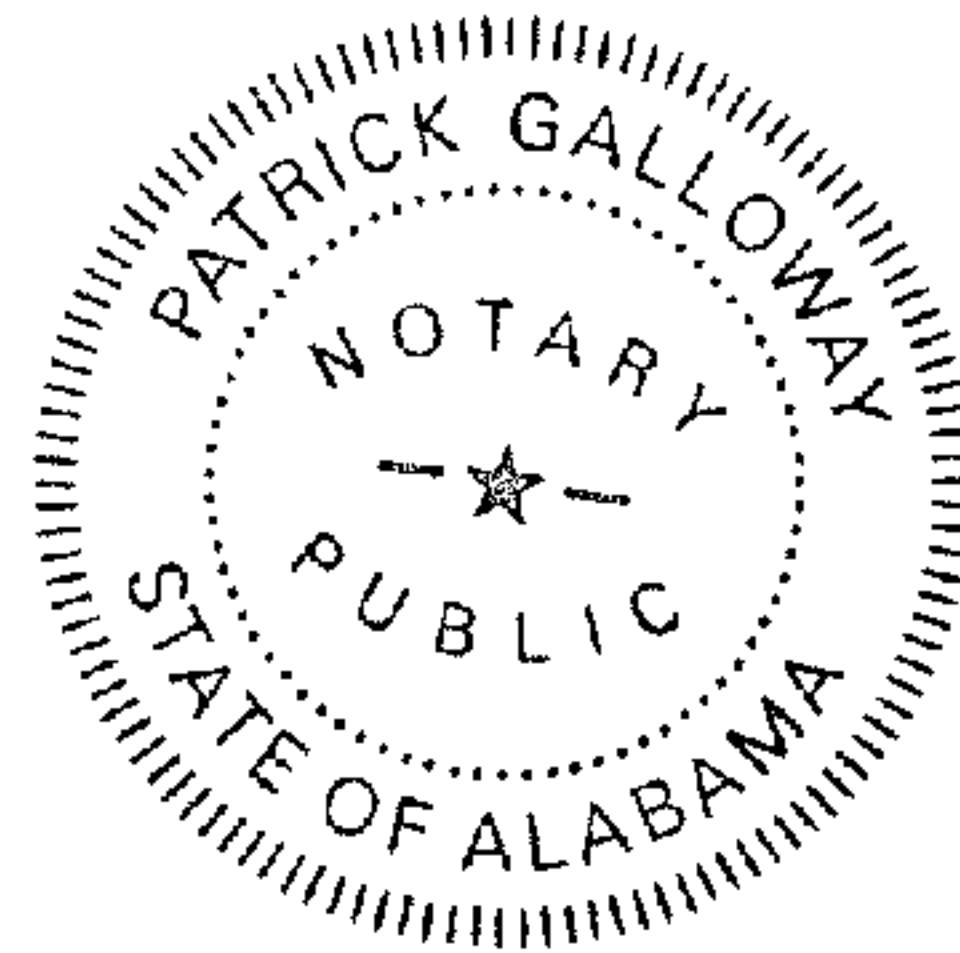

Larry Pickett

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Patrick Galloway, a Notary Public in and for said County, in said State, hereby certify that Larry Pickett 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 on this 14th day of January, 2020.


Notary Public
My commission expires: October 4th, 2021



Real Estate Sales Validation Form

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

Grantor's Name Larry Pickett

Grantee's Name Michael D. Moore, Jr.

Mailing Address 1231 Egg and Butter Road
Columbiana, AL 35051Mailing Address 1231 Egg and Butter Road
Columbiana, AL 35051Property Address 1231 Egg and Butter Road
Columbiana, AL 35051

Date of Sale January 14, 2020

Total Purchase Price \$74,000.00

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ 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 - Larry Pickett, 1231 Egg and Butter Road, Columbiana, AL 35051.

Grantee's name and mailing address - Michael D. Moore, Jr., 1231 Egg and Butter Road, Columbiana, AL 35051.

Property address - 1231 Egg and Butter Road, Columbiana, AL 35051

Date of Sale - January 14, 2020.

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: January 14, 2020

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/17/2020 12:25:10 PM
 \$29.50 CHERRY
 20200117000024200

Allen S. Boyd