

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, **TERENCE A. MOZENA and BONNIE MICHELLE MOZENA**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **TERENCE A. MOZENA and MICHELLE R. MOZENA, Trustees of the Mozena Living Trust dated February 20, 2020**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 327, according to the Survey of Final Plat of Stage Coach Trace, Sector 3, as recorded in Map Book 29, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the current and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other items and provisions in Map Book 29, Page 39.
7. Declaration of Protective Covenants of Stage Coach Tract (First Sector) recorded in Instrument Number 1999-1656, in the Office of the Judge of Probate of Shelby County, Alabama and any amendments thereto.
8. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 112, Page 458; Deed Book 123, Page 430 and Deed Book 217, Page 752.

9. Rights-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 212, Page 598.
10. Easement(s) to Southern Natural Gas Corporation as shown by instrument recorded in Deed Book 196, Page 308.
11. Covenant for Storm Water Run-Off Control filed of record in Instrument No. 2001-56341 in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument 20170420000133500

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

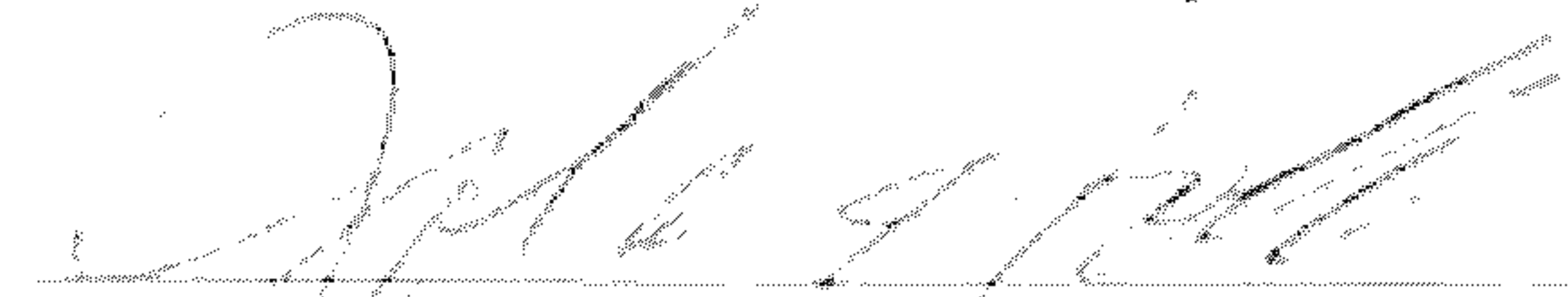
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of February, 2020.

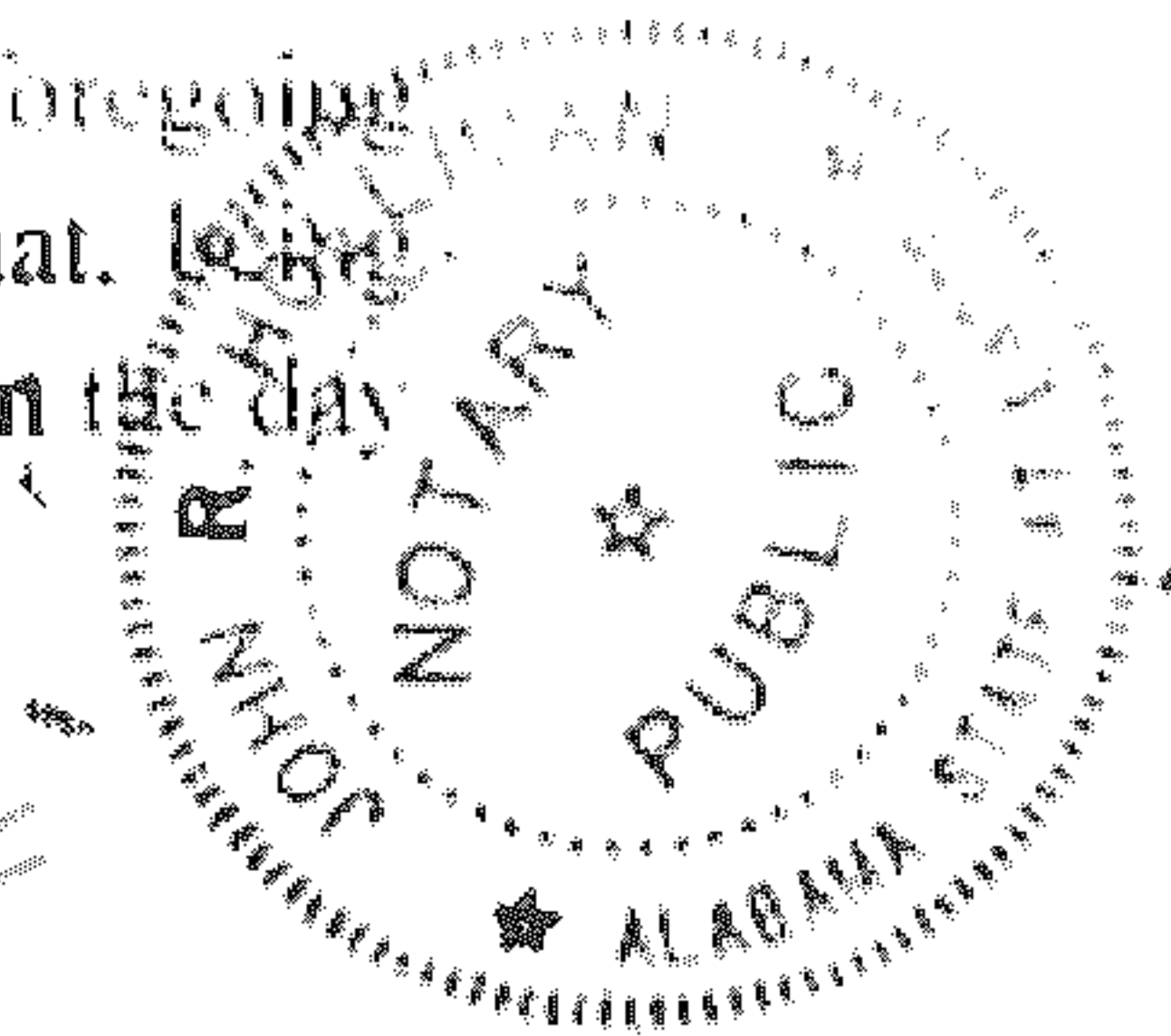
 (SEAL)
TERENCE A. MOZENA

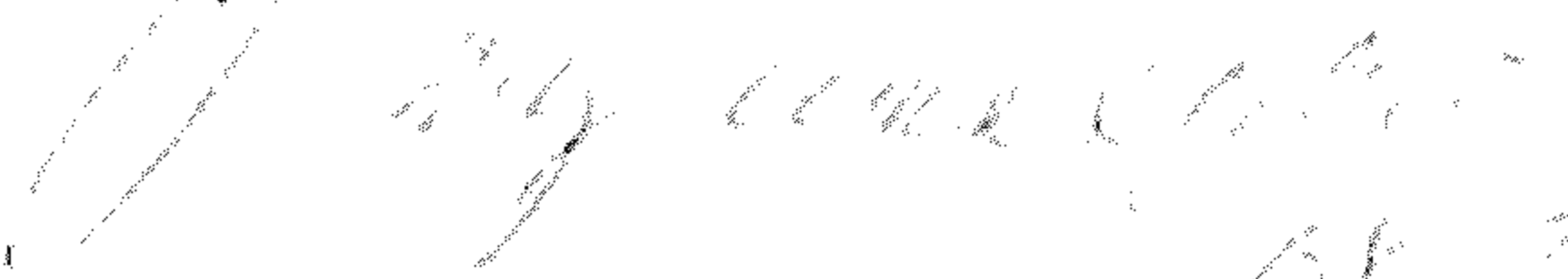
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **TERENCE A. MOZENA**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, I am 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 20th day of February, 2020.


Notary Public




08-21-2022

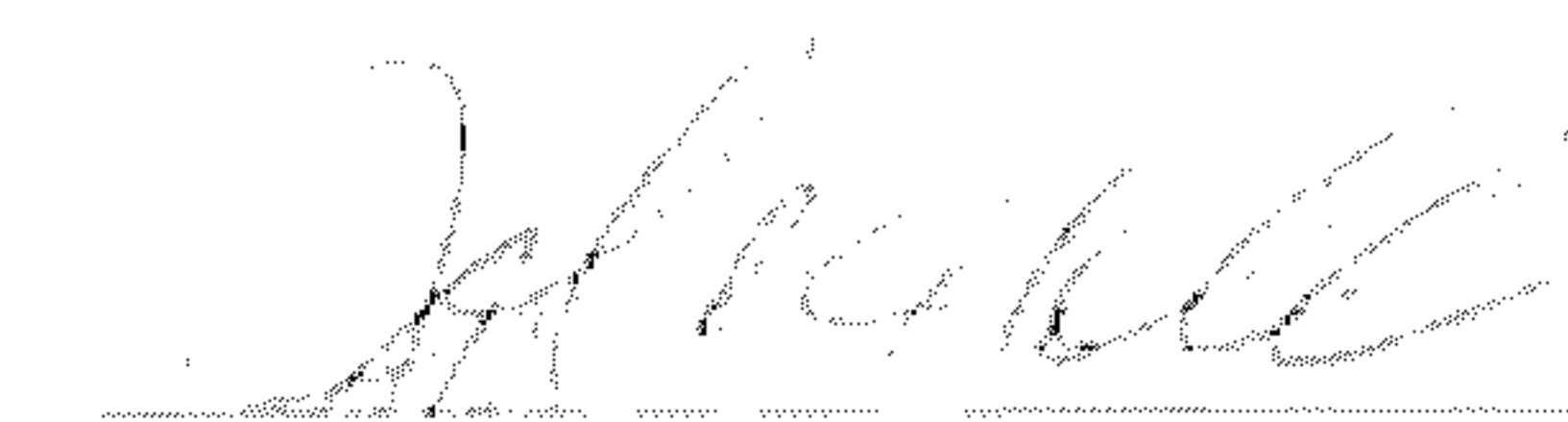


BONNIE MICHELLE MOZENA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **BONNIE MICHELLE MOZENA**, 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 20th day of February, 2020.



Notary Public

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

Real Estate Sales Validation Form

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

Grantor's Name Terence A. Mozena & Bonnie Michelle Mozena
 Mailing Address 3500 Clairmont Ave S., Apt 335
 Birmingham, AL 35222

Grantee's Name Terence A. Mozena & Michelle R. Mozena, Trustees
 Mailing Address of the Mozena Living Trust
 3500 Clairmont Ave S., Apt 335
 Birmingham, AL 35222

Property Address Parcel #23 7 25 3 003 033.000
 181 Silverstone Lane
 Alabaster, AL 35007

Date of Sale 2/20/20
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$162,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2020 12:56:22 PM
 \$194.00 CHERRY
 20200401000127520

Dee S. Byrd

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 - 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 2/20/20

Print John R. Holliman

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one