

This Instrument was Prepared by: Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Daniel R. Nobbe
Sherry L. Nobbe

File No.: MV-21-26970

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John P. Mooney and Rhonda Renae Mooney, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel R. Nobbe and Sherry L. Nobbe**, (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

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$50,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of February, 2021.

John P. Mooney Rhonda Renae Mooney
John P. Mooney Rhonda Renae Mooney

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that John P. Mooney and Rhonda Renae Mooney, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2021

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/1/2024

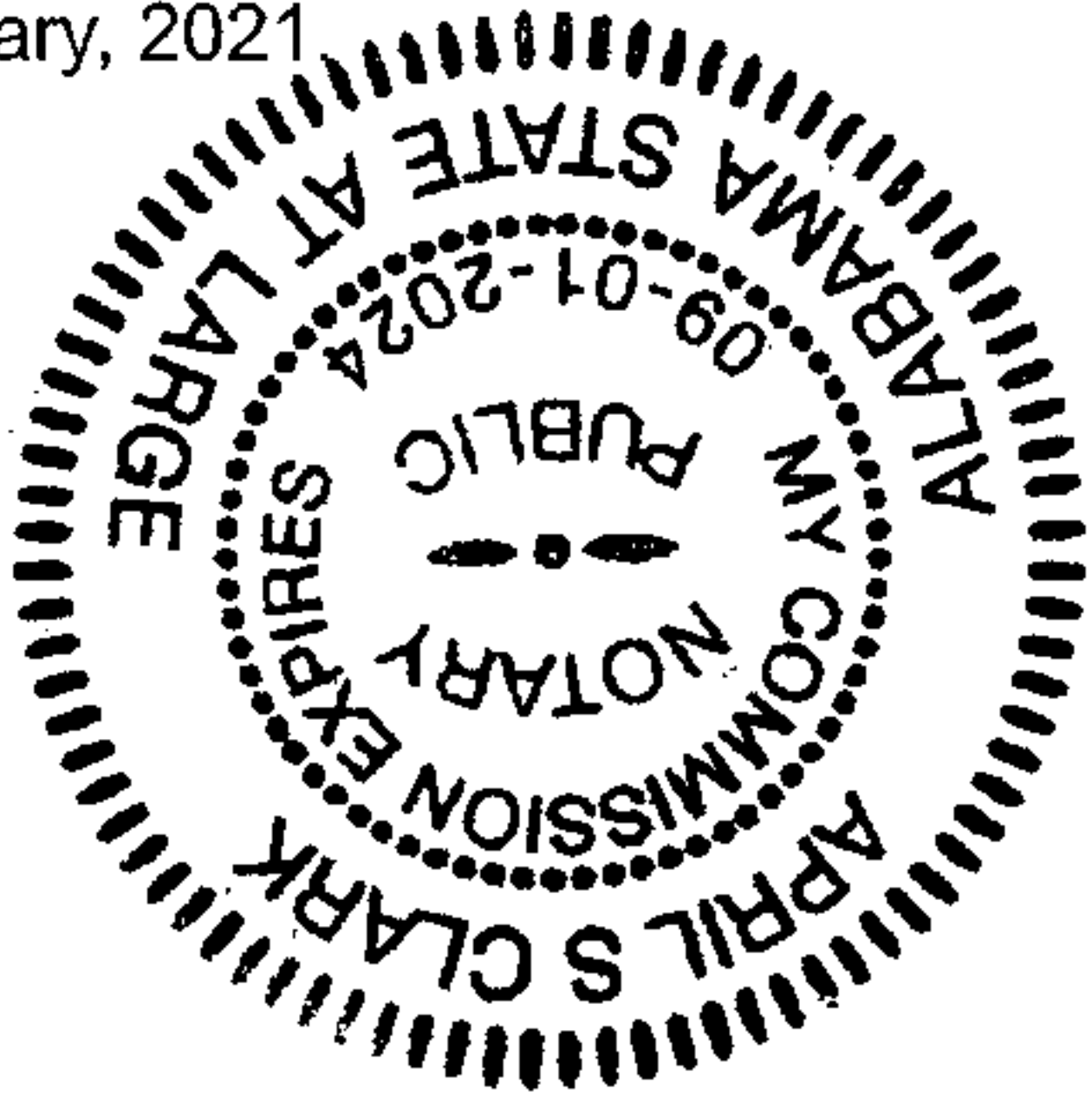


EXHIBIT "A"
LEGAL DESCRIPTION

From a concrete monument accepted as the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 19 South, Range 1 West, also being the Point of Beginning, run east along the north line of said 1/4-1/4 a distance of 793.85 feet to a 1/2" capped rebar; thence right 88 degrees 31 minutes 14 seconds a distance of 227.71 feet to a 3/8" rebar in the middle of a dirt road; thence right 80 degrees 13 minutes 52 seconds along said road a distance of 192.27 feet to a 1/2" capped rebar; thence left 35 degrees 55 minutes 41 seconds a distance of 309.85 feet to a 1/2" capped rebar; thence right 83 degrees 08 minutes 01 second a distance of 183.49 feet to a 1/2" capped rebar; thence left 31 degrees 31 minutes 01 second a distance of 108.13 feet to a 1/2" capped rebar; thence left 11 degrees 38 minutes 14 seconds a distance of 127.15 feet to a 1" pipe; thence right 94 degrees 33 minutes 43 seconds a distance of 392.63 feet to the point of beginning.

LESS AND EXCEPT an easement for a dirt road known as Cross Creek Drive on the west and south boundary of said property.
According to the survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated September 20, 1996.

Real Estate Sales Validation Form

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

Grantor's Name	John P. Mooney	Grantee's Name	Daniel R. Nobbe
	Rhonda Renae Mooney		Sherry L. Nobbe
Mailing Address	115 Stillwood Drive Columbiana AL 35051	Mailing Address	210 Chesser Loop Road Chelsea AL 35043
Property Address	1 Cross Creek Dr. Sterrett, AL 35147	Date of Sale	February 25, 2021
		Total Purchase Price	\$80,000.00
		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)

<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.

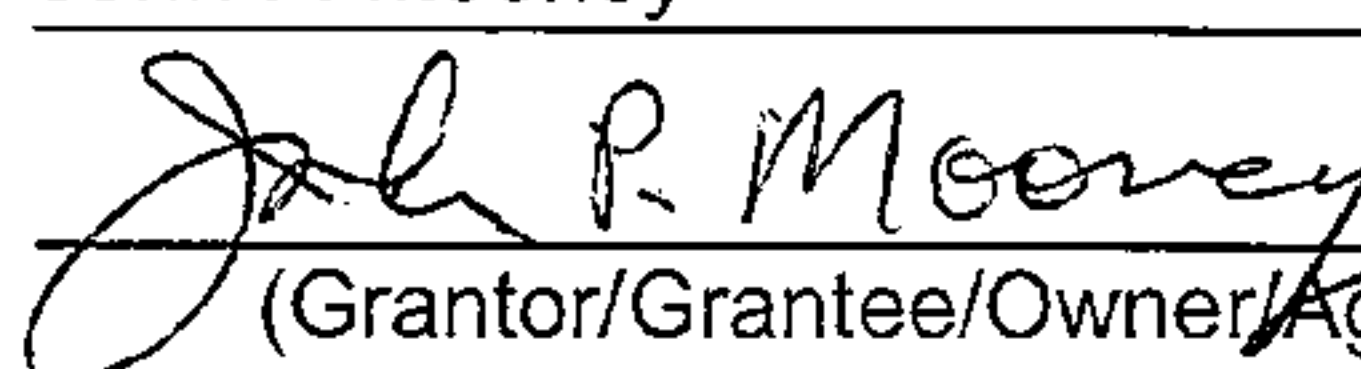
Date of Sale - the date on which interest to the property was conveyed.

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.

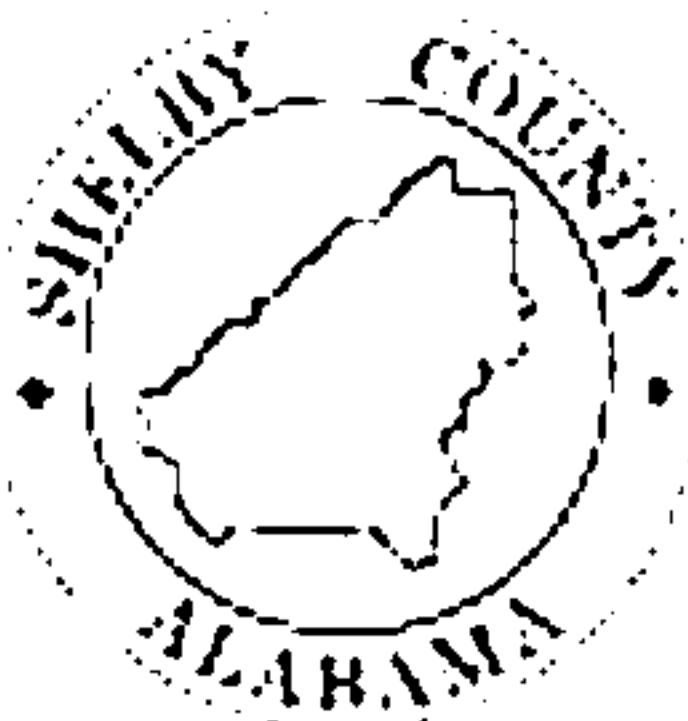
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	February 23, 2021	Print	John P. Mooney
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2021 01:09:16 PM
\$108.00 CHARITY
20210226000097990

Allen S. Bayl