

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Kimberly Spradlin
181 Silverstone Lane
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this March , 2021, That for and in consideration of **ONE HUNDRED NINETY THOUSAND AND NO/100 (\$190,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **TERENCE A. MOZENA AND MICHELLE R. MOZENA, TRUSTEES OF THE MOZENA LIVING TRUST DATED 2/20/2020**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **KIMBERLY SPRADLIN**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

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 year 2021 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 terms and provisions in Map Book 29, Page 39.
7. Declaration of Protective Covenants of Stage Coach Trace (First Sector) recorded in Instrument Number 1999-4656 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-Ways 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.

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, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 25, 2021.

GRANTOR:

Terence A. Mozena and Michelle R. Mozena, Trustees of the Mozena Living Trust dated 2/20/2020

Terence A. Mozena

By: Terence A. Mozena, as Trustee

Michelle R. Mozena

By: Michelle R. Mozena, as Trustee

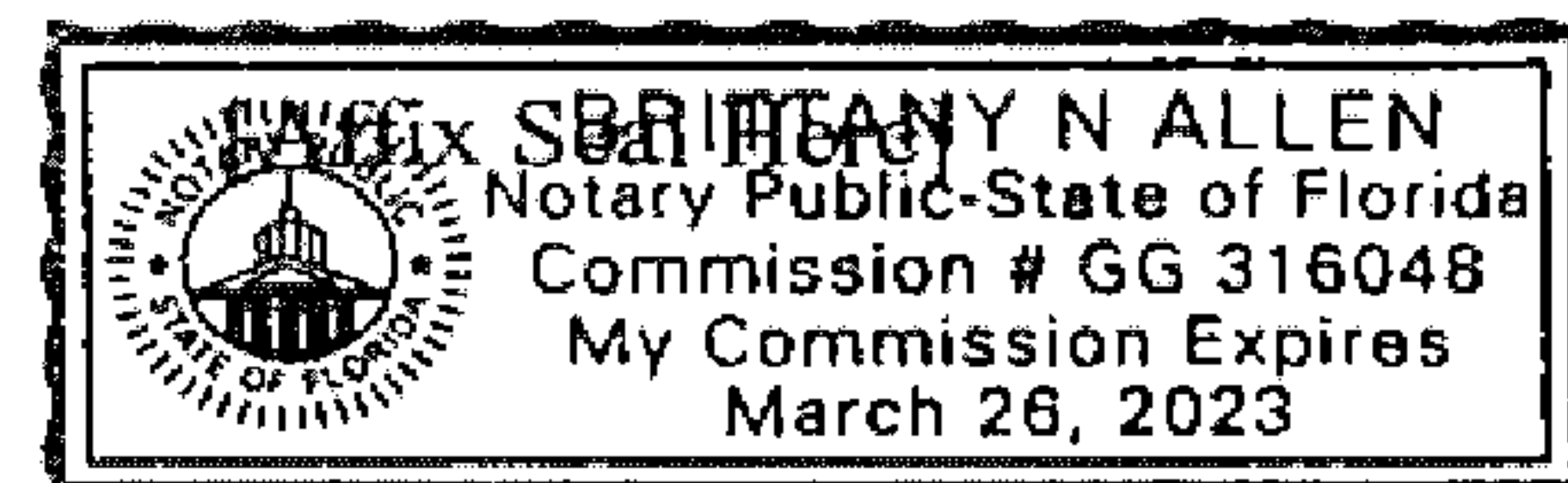
STATE OF Florida
COUNTY OF Escambia

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Terence A. Mozena and Michelle R. Mozena, Trustees of the Mozena Living Trust dated 2/20/2020, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Terence A. Mozena and Michelle R. Mozena, Trustees of the Mozena Living Trust dated 2/20/2020 executed the same voluntarily with full authority as Trustees of said trust, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 25, 2021.

Brittany Allen
Brittany Allen, Notary Public

My Commission Expires: March 26, 2023





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2021 03:10:07 PM
\$57.50 CHERRY
20210329000155440

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Mozena Living Trust	Grantee's Name	Kimberly Spradlin
Mailing Address	dated 2/20/2020	Mailing Address	
	349 Gulfview Lane		181 Silverstone Lane
	Pensacola, FL 32507		Alabaster, AL 35007
Property Address	181 Silverstone Lane	Date of Sale	3/26/21
	Alabaster, AL 35007	Total Purchase Price	\$ 190,000.00
		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 - 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 3/26/21

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1