

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-27914

Send Tax Notice To: *Malloy Living Trust*
11140 Hwy 59
Westover, AL 35147

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, 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, **Jonathan Malloy and Margaret Malloy, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan Malloy and Margaret Malloy, Trustees, or their successors in trust, under the MALLOY LIVING TRUST, date April 01, 2013**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 7th day of January, 2022.

Jonathan Malloy
Jonathan Malloy

Margaret Malloy
Margaret Malloy

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Jonathan Malloy and Margaret Malloy, 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 7th day of January, 2022.

Jennifer Lineberry
Notary Public, State of Alabama
My Commission Expires: 11-13-2023

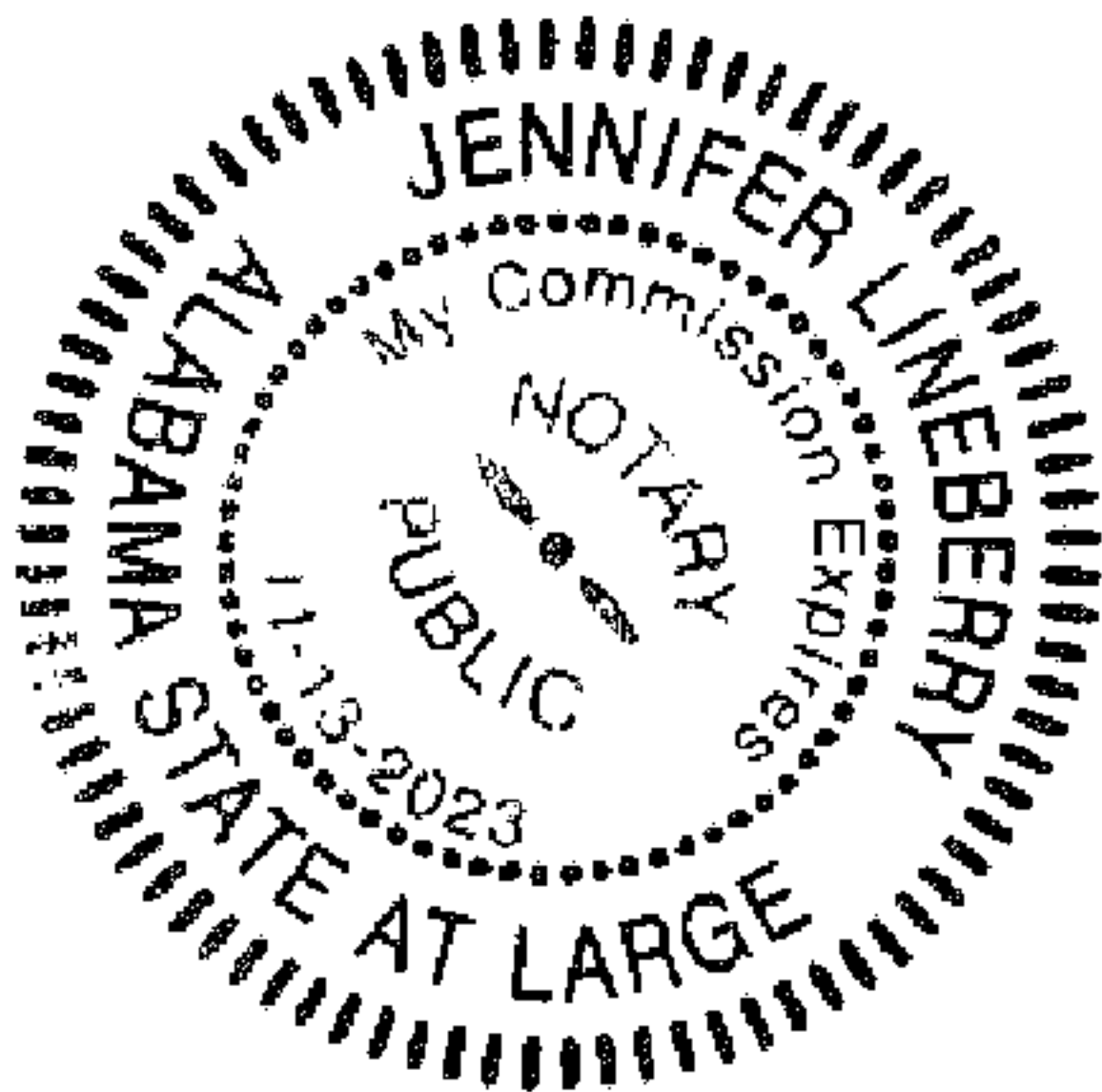


EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, run North along the East boundary of said 1/4-1/4 section a distance of 210 feet to the point of beginning; thence continue in a straight line North a distance of 210 feet; thence 90 degrees left and run westerly for 246.82 feet to the right of way of Shelby County Road No. 55; thence southerly along the right of way of said road a distance of 210.02 feet; thence East 258.45 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/07/2022 11:20:01 AM
 \$84.00 CHERRY
 20220107000008910

Ann 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 Jonathan Malloy
 Mailing Address 11140 Hwy 55
Westover, AL 35147

Grantee's Name Malloy Living Trust
 Mailing Address 11140 Hwy 55
Westover, AL 35147

Property Address 11140 Hwy 55
Spencer, AL 35147

Date of Sale January 07, 2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ 55,000.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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 _____

Print Jonathan Malloy

Unattested _____

Sign *Jonathan Malloy*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1