

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



20220404000134950 1/5 \$39.00
Shelby Cnty Judge of Probate, AL
04/04/2022 09:22:09 AM FILED/CERT

Send Tax Notice to:

Mary Mosley
2121 Eggs Butler Rd
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Mary Mosley, a Married woman, Ophelia Simon, a Married woman, Curtis Turner, a Single man, Johnnie Cunningham, Jr. a Married man, Vernon Cunningham Sr., a Married man, Joyce Tolbert, a Single woman* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, *Mary Mosley* (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A" – Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

Grantors herein are the heirs a law of Mary Jane Cunningham, deceased, having died on 6/24/2016

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of March, 2022.

STATE OF Alabama
COUNTY OF Shelby

Mary Mosley

Mary Mosley

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Mary Mosley*, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2022.



Notary Public

Commission Expires:

11-13-2023



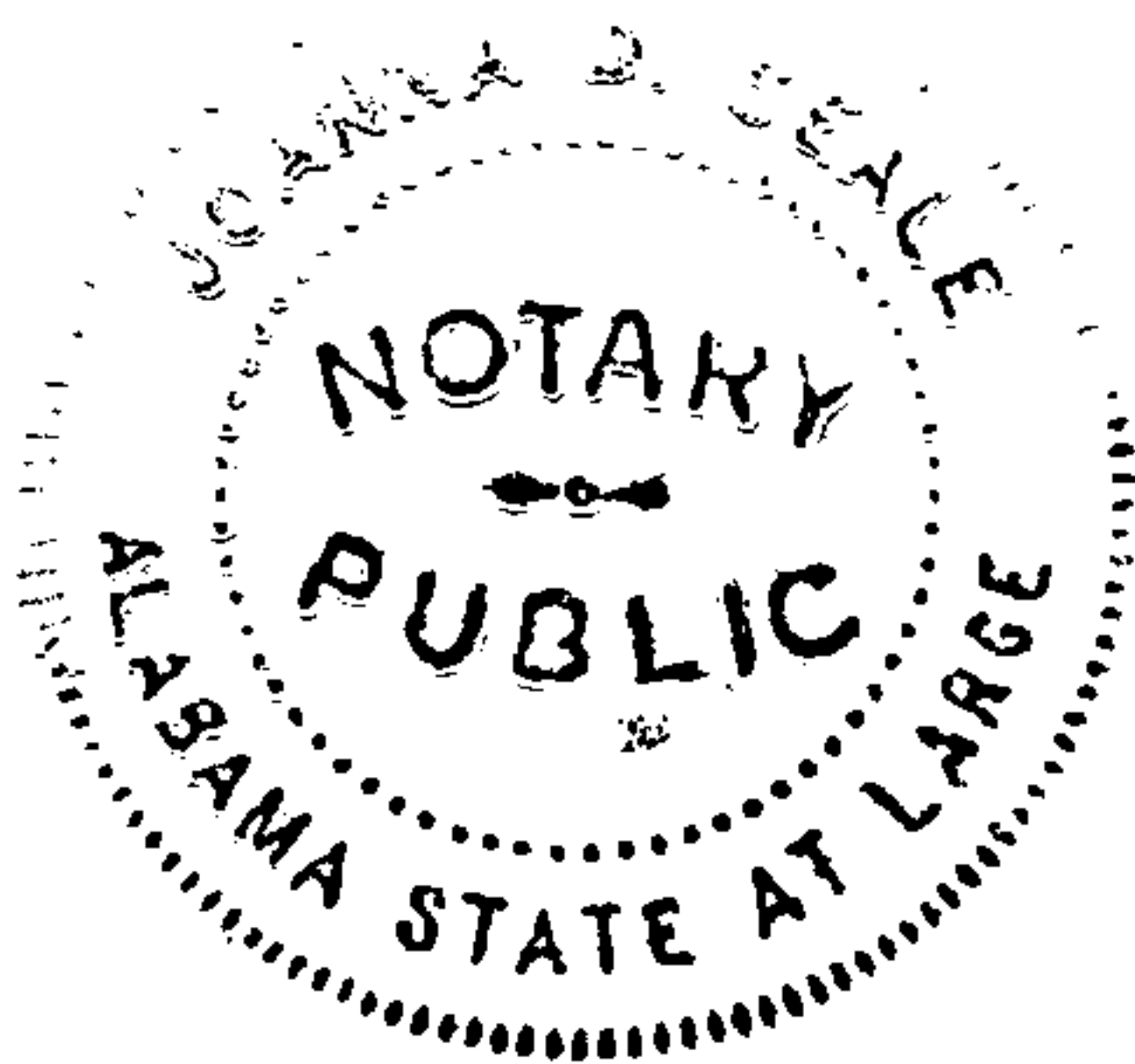
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Ophelia Simon
Ophelia Simon

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ophelia Simon**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2022.



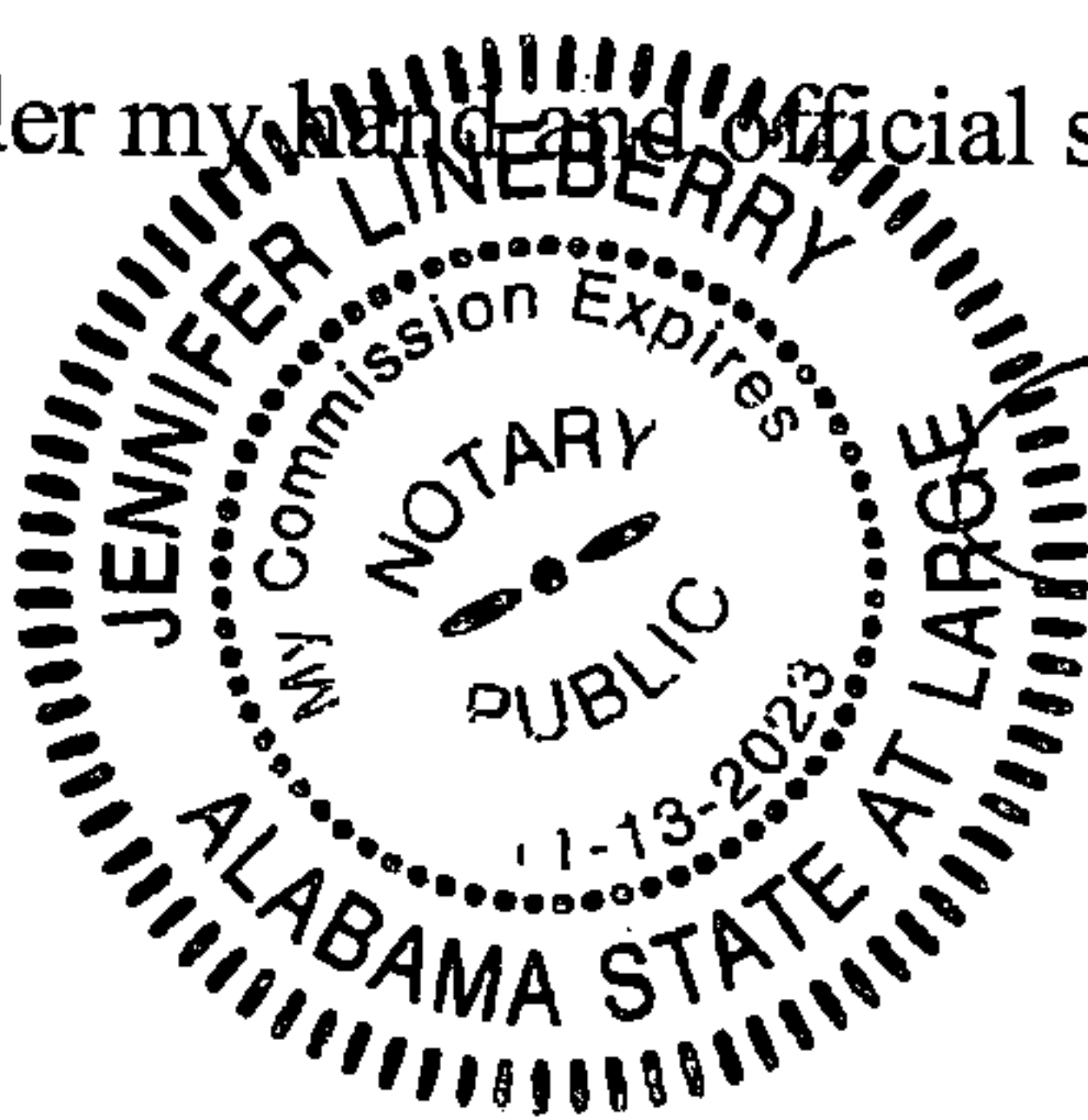
Joanna D. Seale
Notary Public
My Commission Expires: 01-04-2024

STATE OF Alabama
COUNTY OF Shelby

Curtis Turner
Curtis Turner

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Curtis Turner**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2022.



Jennifer Lineberry
Notary Public
My Commission Expires: 11-13-2023

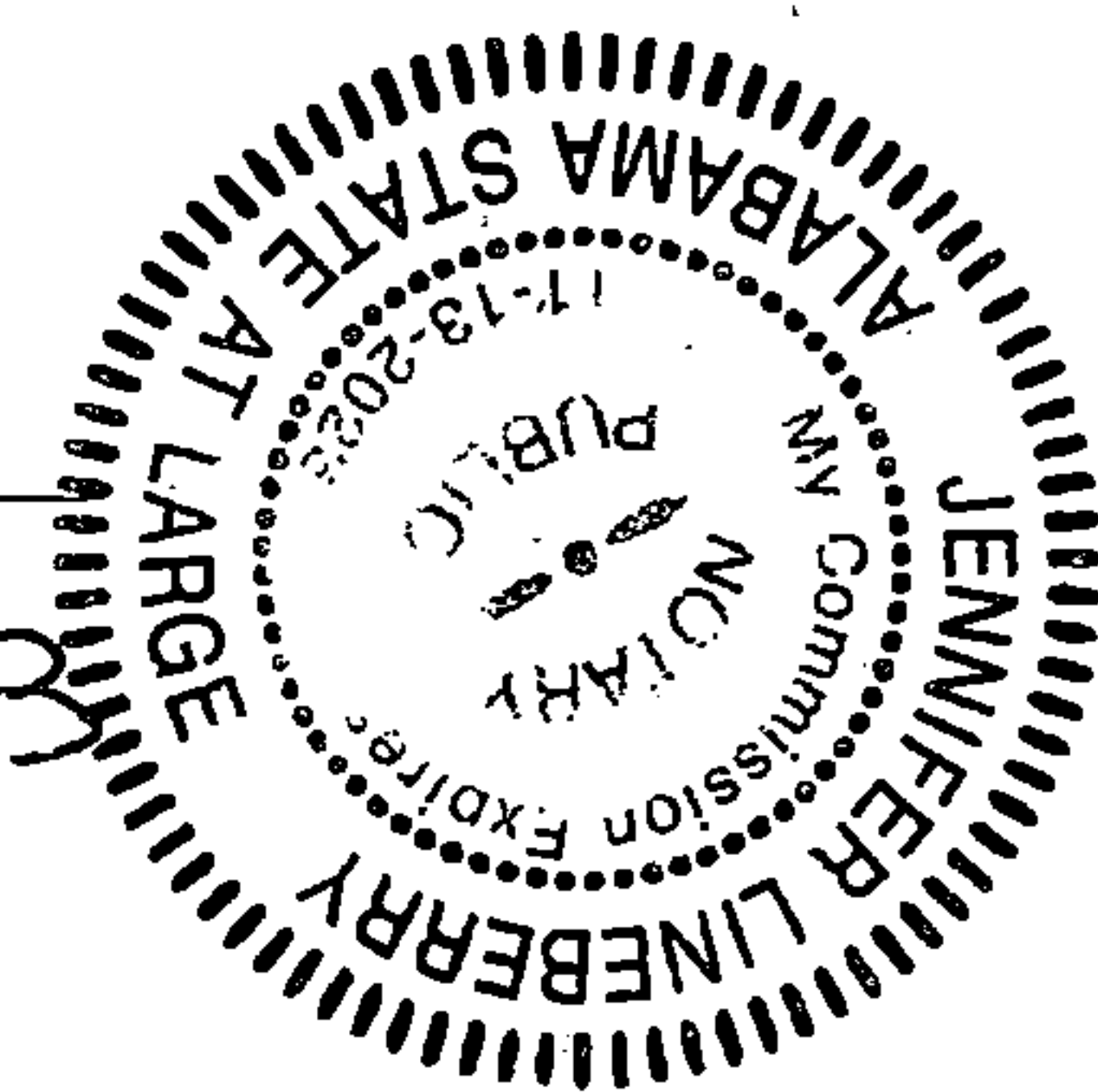
STATE OF Alabama
COUNTY OF Shelby

Johnnie Cunningham, Jr.
Johnnie Cunningham, Jr.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johnnie Cunningham, Jr.**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2022.

Jennifer Lineberry
Notary Public
My Commission Expires: 11-13-2023

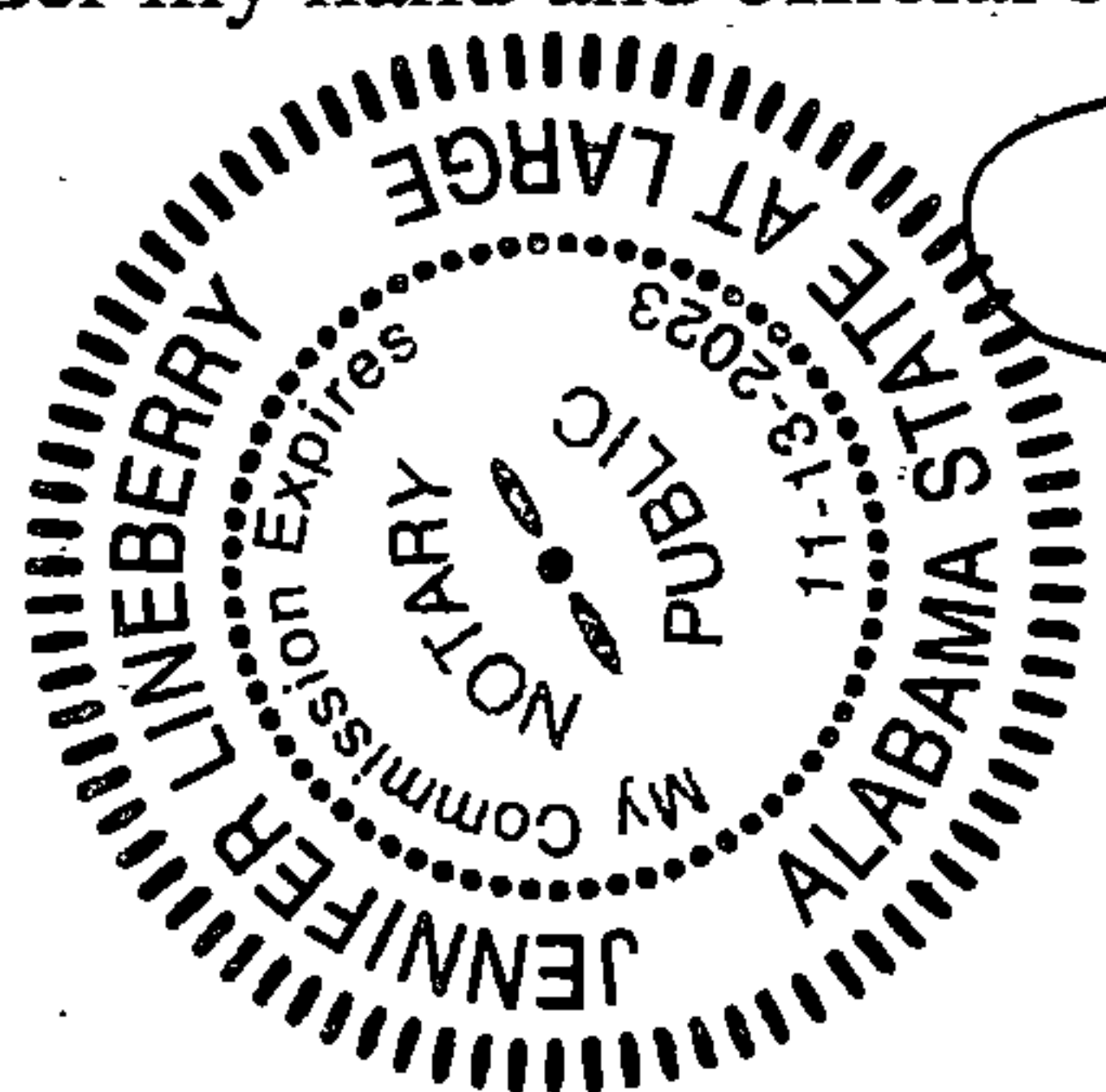


Vernon R. Cunningham Sr.
Vernon Cunningham Sr.

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Vernon Cunningham, Sr.**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2022.



Jennifer Lineberry
Notary Public
My Commission Expires: 11-13-2023

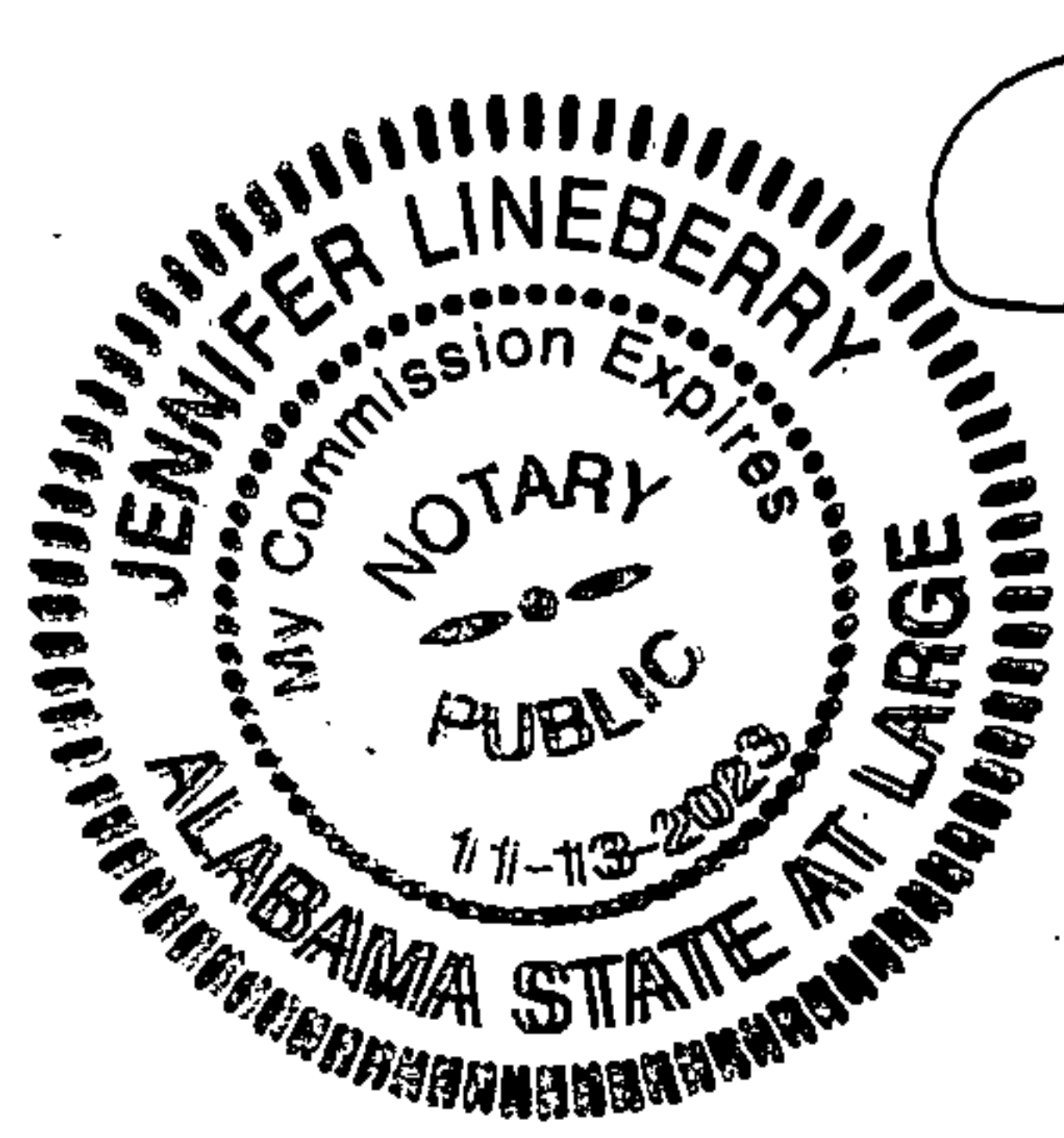
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Joyce Tolbert
Joyce Tolbert

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joyce Tolbert**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2022.



Jennifer Lineberry
Notary Public
My Commission Expires: 11-13-2023



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EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT THE SW CORNER OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA; THENCE RUN NORTHERLY, ALONG THE WESTERLY LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ FOR 1311.80' TO A POINT; THENCE TURN RIGHT 89-25'20", AND RUN EASTERLY FOR 276.26' TO THE EASTERLY LINE OF EGG AND BUTTER ROAD; THENCE TURN RIGHT 89-35'00", AND RUN SOUTHERLY ALONG SAID LINE FOR 237.02'; THENCE TURN LEFT 1-54'54", AND RUN SOUTHERLY ALONG SAID LINE FOR 111.37'; THENCE TURN LEFT 86-34'31" AND RUN N 88-18'29" E (AL. STATE PLANE WEST BRG'S) FOR 677.88' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 99.00' TO THE SW CORNER OF LOT 2, LACEY FAMILY SUBDIVISION AS RECORDED IN MAPBOOK 50, PAGE 85, IN THE SHELBY COUNTY PROBATE OFFICE; THENCE RUN N 00-12'42" W, ALONG THE WESTERLY LINE OF SAID LOT 2 FOR 363.17' TO A POINT IN THE CENTERLINE CENTERLINE OF A 60' EASEMENT FOR HILLSDALE DRIVE; THENCE RUN S 87-12'56" W, ALONG SAID CENTERLINE FOR 141.53'; THENCE RUN S 06-56'35" E FOR 361.87' TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, AND SUBJECT TO A 60' EASEMENT FOR HILLSDALE DRIVE.

Real Estate Sales Validation Form

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

Grantor's Name Mary Mosley
Mailing Address 2124 Egg & Butter Rd.
Columbiana, AL
35051

Grantee's Name Mary Mosley
Mailing Address 2124 Egg & Butter Rd.
Columbiana, AL
35051

Property Address Avenue Section
2124 1-22-1W

Date of Sale 29 March
Total Purchase Price \$ 5,000.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other To correct title

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 29 March 2022

Print Mary Mosley

Sign Mary Mosley
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1