



20220621000247780 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/21/2022 12:59:06 PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law, LLC
310 Canyon Park Drive
Pelham, AL 35124

(No survey examined and no title examination made by
this attorney.) Legal description furnished by Grantee.
Source of Title: 20190520000173250, Probate Office
of Shelby County, Alabama, May 2019.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: in consideration of the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, cash in hand and other good and valuable consideration, the sufficiency of which is hereby acknowledged, We, **Jason Carpenter, and wife, Ginger S. Carpenter**, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey and warrant unto **John Michael Mooney and wife, Brandy Lynn Mooney**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See "Exhibit A", as attached hereto and made part of hereof the same as if it was the legal description set out herein.
Jason Carpenter is joining in this conveyance as Ginger S. Carpenter's husband.
Subject to easements, rights of ways and documents of record. Property taxes for 2022 are not yet nor payable.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 15th day of June, 2022.

Jason Carpenter (L.S.)
Jason Carpenter
Ginger S. Carpenter (L.S.)
Ginger S. Carpenter

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Jason Carpenter and wife, Ginger S. Carpenter**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2022.

Elizabeth A. Roland
Notary Public

My commission expires:

My Commission Expires:
April 7, 2026

Send tax notice to:
Mr. John Michael Mooney
Mrs. Brandy Lynn Mooney
1494 Sun Valley Road
Harpersville, AL 35078

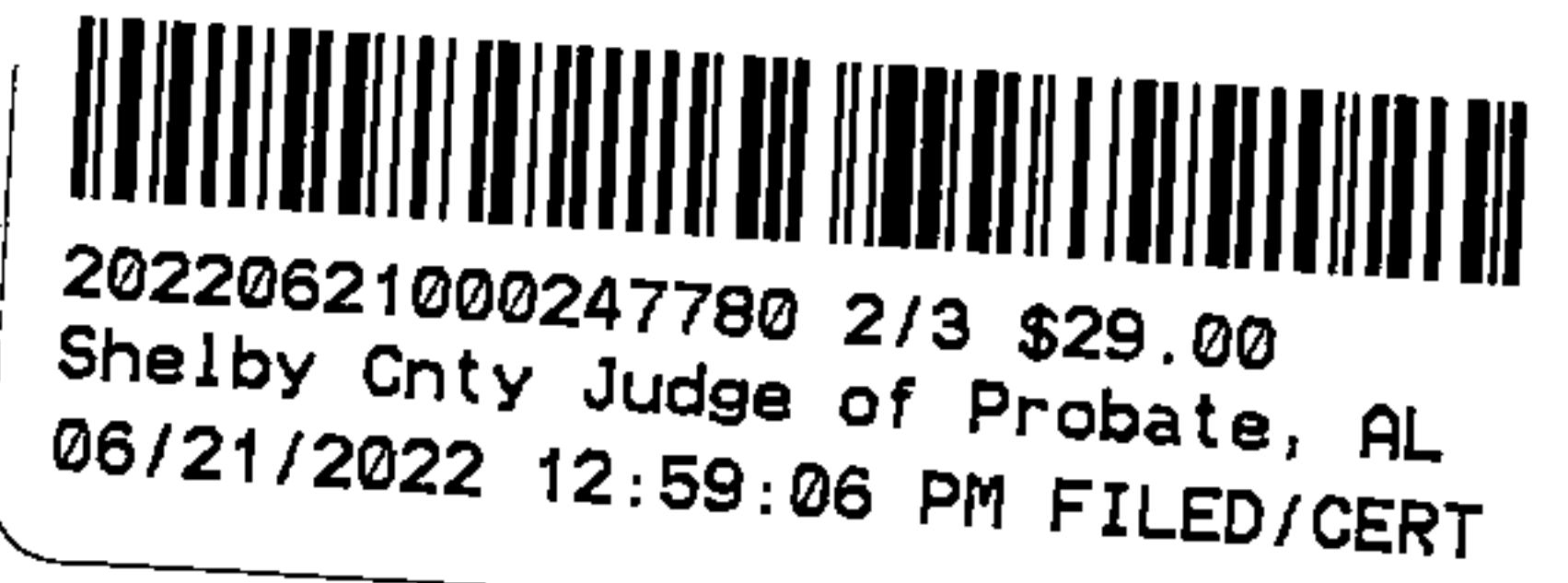


EXHIBIT A

2.08 ACRE TRACT: Commence at a ½" rebar in place being the Northwest corner of the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 00° 53' 21" East along the West boundary of the Northwest one-fourth of the Southwest one-fourth of said section for a distance of 105.84 feet to a ½" rebar in place; thence proceed South 00° 50' 38" East along the West boundary of said quarter-quarter section for a distance of 150.14 feet to a ½" rebar in place; thence proceed South 00° 43' 38" East along the West boundary of said quarter-quarter section for a distance of 1048.54 feet to a ½" rebar in place to a point on the Easterly right-of-way of Sun Valley Road; thence proceed South 28° 57' 06" East along the Easterly right-of-way of said road for a distance of 560.31 feet to a ½" rebar in place; thence proceed South 29° 06' 02" East along the Easterly right-of-way of said road for a distance of 206.0 feet; thence proceed North 77° 01' 47" East along a fence for a distance of 478.99 feet to a fence corner; thence proceed North 08° 48' 32" West along a fence for a distance of 13.0 feet to a ½" rebar in place (CA-0114-LS); thence proceed North 81° 36' 10" East along a fence for a distance of 159.51 feet to a ½" rebar in place said point being the point of beginning. From this beginning point proceed North 08° 42' 06" West along a fence for a distance of 232.75 feet to a ½" rebar in place (CA-0114-LS); thence proceed North 75° 57' 35" East for a distance of 102.09 feet; thence proceed North 67° 33' 52" East for a distance of 116.54 feet; thence proceed North 61° 24' 09" East for a distance of 122.01 feet; thence proceed North 34° 25' 07" East for a distance of 29.59 feet to ½" rebar in place; thence proceed South 08° 43' 32" East for a distance of 319.00 feet; thence proceed South 79° 00' 05" West for a distance of 350.22 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and contains 2.08 acres.

Real Estate Sales Validation Form

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

Grantor's Name Jason Carpenter
Mailing Address Ginger S. Carpenter
3153 Springstone Trail
Leeds, AL 35094

Grantee's Name John Michael Mooney
Mailing Address Brandy Lynn Mooney
1494 Sun Valley Road
Harpersville, AL 35078

Property Address 2.08 acres adjacent to
1494 Sun Valley Road
Harpersville, AL 35078

Date of Sale 6/15/2022

Total Purchase Price \$ 12,000.00

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

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 6/15/2022

Print

JASON CARPENTER

Sign

Jason Carpenter

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220621000247780 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/21/2022 12:59:06 PM FILED/CERT

Int Form

Form RT-1