

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

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNNDRED TWO THOUSAND DOLLARS AND NO CENTS (\$102,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Victor Farrell Mooney, a Single man* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Henry Higgins and Sharon Higgins* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

All of Lot 10A lying North of Mooney Road (County Road 78) according to a resurvey of Lot 10 and 11 Mooney Estates as recorded in Map Book 12, Page 92 Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

TO HAVE AND TO HOLD Unto 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 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.

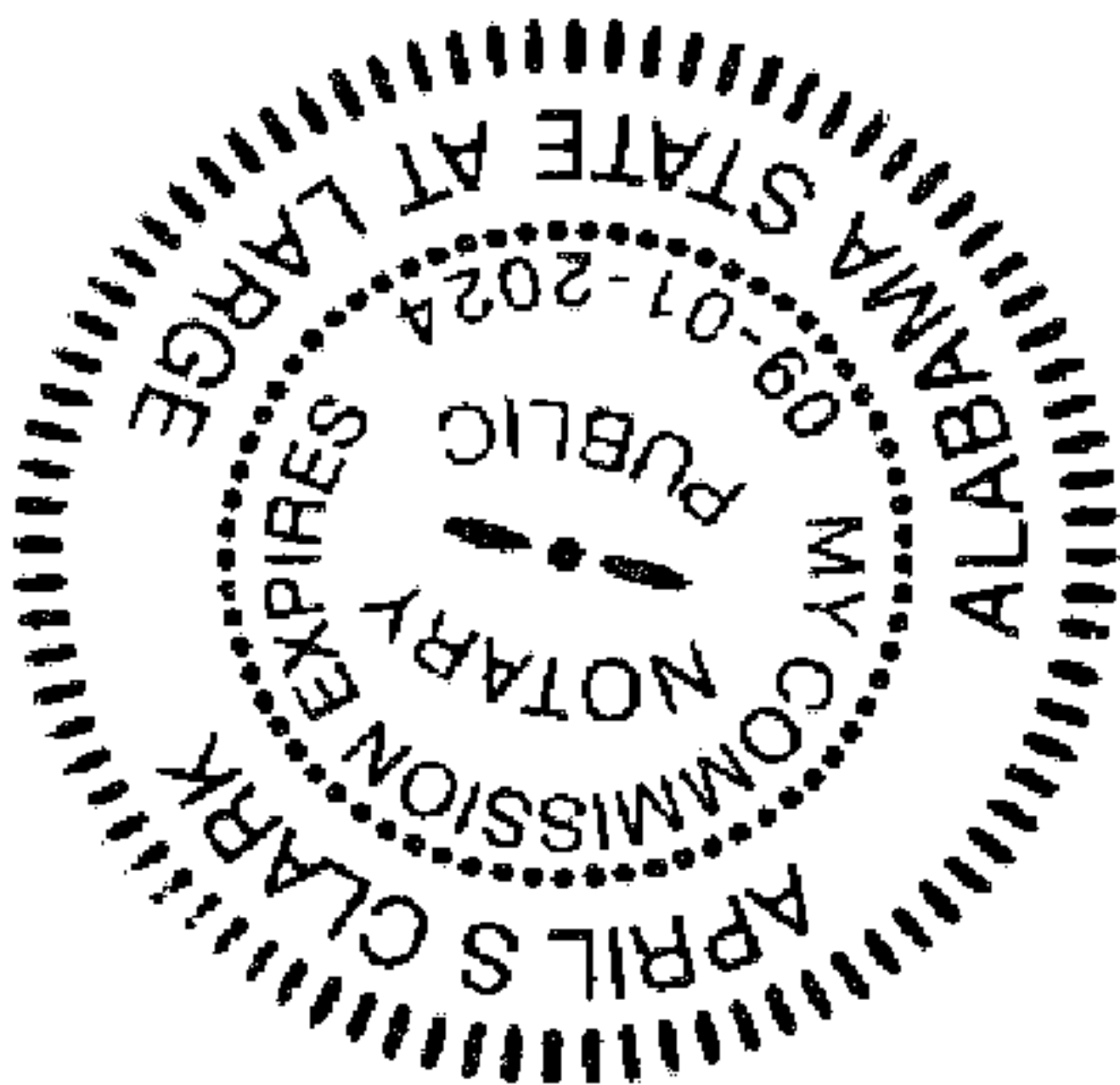
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of September 2022.

_____ *Victor Farrell Mooney*
Victor Farrell Mooney

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Victor Farrell Mooney*, 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 16th day of September 2022.



April Clark
Notary Public
My Commission Expires: 9-1-2024

BILL OF SALE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that I, Victor Mooney in consideration of FIVE HUNDRED DOLLARS (\$500.00), in hand paid by Henry Higgins and Sharon Higgins, the receipt whereof is hereby acknowledged, do hereby bargain, sell and convey unto the Henry Higgins and Sharon Higgins, the following described property:

2000 Double wide PFS648601, 648602

14904197 t-1005/ Model E2EB015HA

And hereby covenant with the grantee that I am the lawful owner of said property, and that is free from all encumbrances, and that I have a good right to sell the same; that I will warrant and defend the same against the lawful claims of all persons. Property sold in "AS IS" condition.

Witness my hand this 16th day of September, 2022

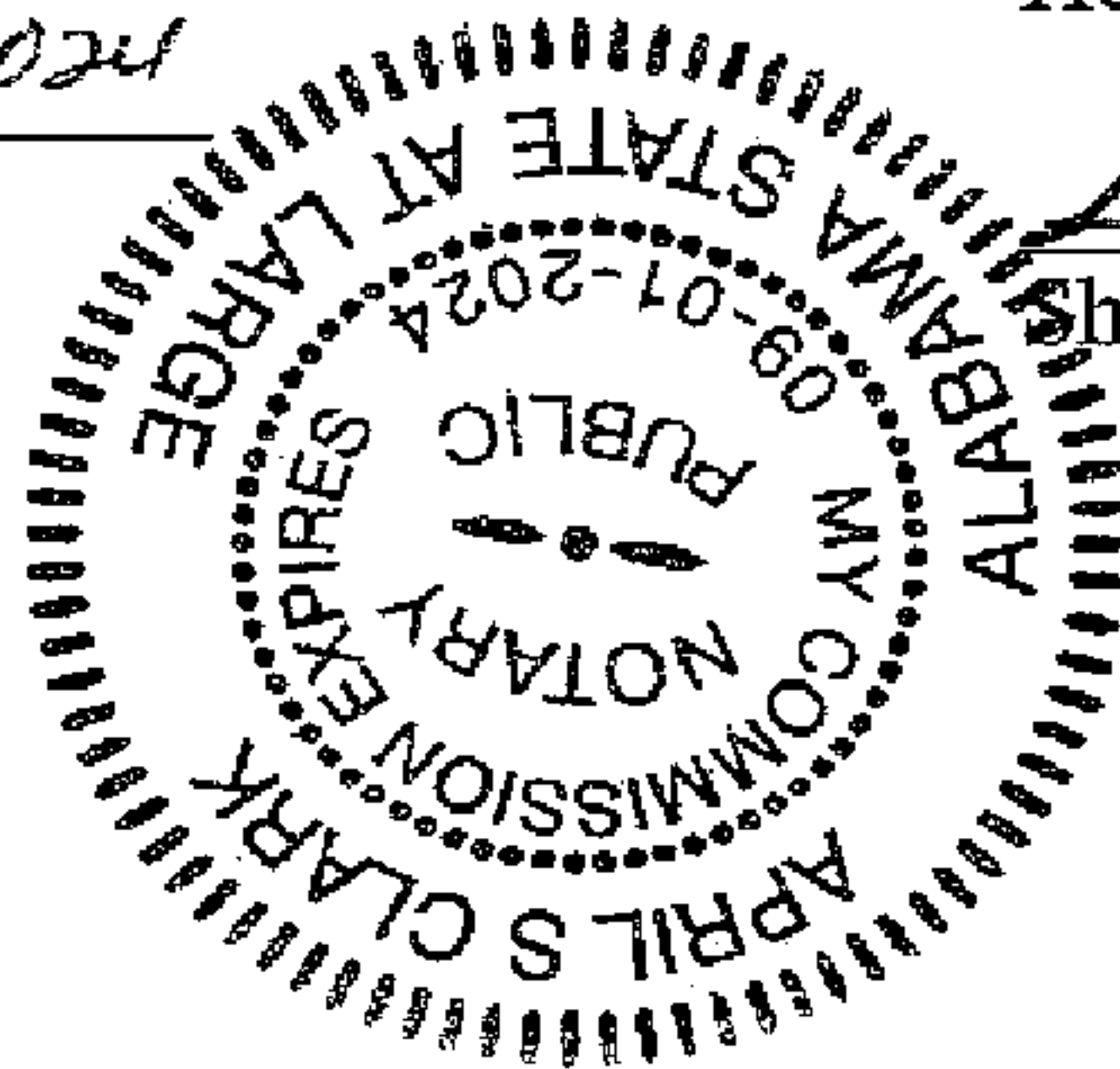
Sworn to and subscribed to before me
On this the 16th day of September, 2022.

April Clark
Notary Public
My Commission Expires: 9-1-2024

Victor Mooney
Victor Mooney

Henry Higgins
Henry Higgins

Sharon Higgins
Sharon Higgins





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2022 02:19:21 PM
\$130.00 BRITTANI
20220916000359910

20220916000359910 09/16/2022 02:19:21 PM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Victor Mooney
Mailing Address 2181 Mooney Rd
Columbiana AL
35051

Grantee's Name Henry Higgins
Mailing Address PO BOX 25
Columbiana AL
35051

Property Address 2181 Mooney Rd
Columbiana

Date of Sale 9-16-22
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 80,000.00

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 tax value

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 Victor Farrell Mooney

Unattested

Sign

Victor Farrell Mooney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1