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03/01/2023 08:44:18 AM
DEEDS 1/4

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Larry and Lynn Ware
859 Jasmine Hill Rd.
Indian Springs, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Million Three Hundred Fifty Thousand and 00/100 Dollars (\$1,350,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, DOUGLAS ALAN MOORE and KAREN MOORE, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LARRY R. WARE and LYNN R. WARE, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

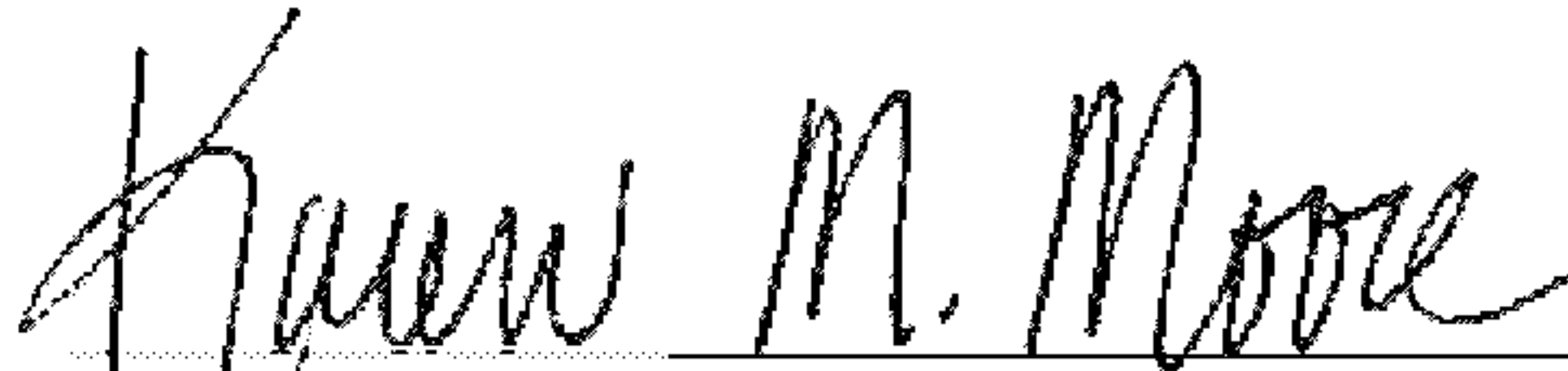
See attached Exhibit "A"

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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 persons.

Dated this the 28 day of February, 2023.


DOUGLAS ALAN MOORE


KAREN MOORE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS ALAN MOORE and KAREN MOORE, 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 28th day of February, 2023.


NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025

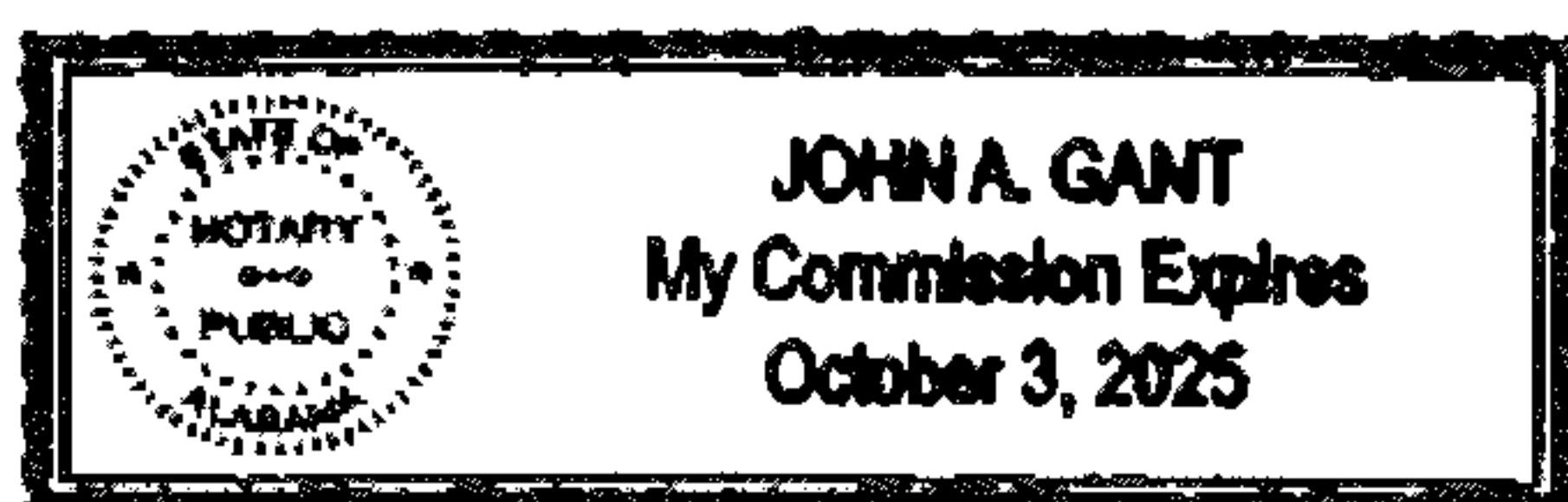


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING
COUNTY/COUNTIES SHELBY IN
THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3" CAPPED PIPE WITH "X" LOCALLY ACCEPTED AS THE
NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 02 WEST,
SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°43'30" EAST FOR DISTANCE
OF 333.09 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE POINT OF
BEGINNING OF A PARCEL HEREIN DESCRIBED: THENCE RUN SOUTH 87°56'17" EAST
FOR A DISTANCE OF 388.46 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED
"ARRINGTON"; THENCE RUN SOUTH 00°42'55" EAST FOR A DISTANCE OF 333.12
FEET TO A FOUND 5/8" REBAR; THENCE RUN NORTH 87°55'05" WEST FOR A
DISTANCE OF 388.41 FEET TO A FOUND 5/8" REBAR; THENCE RUN NORTH 00°43'30"
WEST FOR A DISTANCE OF 332.98 FEET TO THE POINT OF BEGINNING.

Said parcel also has a 60 foot ingress and egress and utility easement lying 30 feet on either side of
and parallel to the following centerline:

Commence at the SE corner of said parcel and run in a Northerly direction along the East line of
said parcel a distance of 100.0 feet to a point; thence deflect 92°55'10" and run to the right in an
Easterly direction for a distance of 30.04 feet to the point of beginning of herein described
centerline; thence deflect 87°04'50" and run to the right and in a Southerly direction a distance of
100.00 feet to a point; thence deflect 00°08'00" and run to the right in a Southerly direction a
distance of 1,460.88 feet to a point; thence run along the arc of a curve to the left
having a radius of 1,450.00 feet and a central angle of 25°10'10" in a Southerly to Southeasterly
direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a
Southerly direction of 704.51 feet to a point on the Northwestern right of way of Shelby County
Highway 119 and the end of herein described centerline.

Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2023 08:44:18 AM
 \$1381.00 PAYGE
 20230301000055520

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 Douglas & Karen Moore
 Mailing Address 365 East Beach Blvd. #905
Gulf Shores, AL 36542

Grantee's Name Larry & Lynn Ware
 Mailing Address 859 Jasmine Hill Rd.
Indian Springs, AL 35124

Property Address 859 Jasmine Hill Rd.
Indian Springs, AL 35124

Date of Sale 2/28/2023
 Total Purchase Price \$ 1,350,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 2/28/2023

Print John A. Gant

Sign *John A. Gant*
 (Owner/Agent) circle one