

This Instrument was Prepared by:

Send Tax Notice To: Gregory O Tootle

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

122 Mooney Rd
Columbiana, AL 35051

File No.: MV-23-29225

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Nine Thousand Nine Hundred Dollars and No Cents (\$109,900.00)**, 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, **Elizabeth Moody Handley and Phillip Stancil Handley**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gregory O Tootle**, (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Elizabeth Moody Handley and Elizabeth M. Smith are one in the same person.

\$106,603.00 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 12th day of July, 2023.

Elizabeth Moody Handley
Elizabeth Moody Handley

Phillip Stancil Handley
Phillip Stancil Handley

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Elizabeth Moody Handley and Phillip Stancil Handley, 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 12th day of July, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

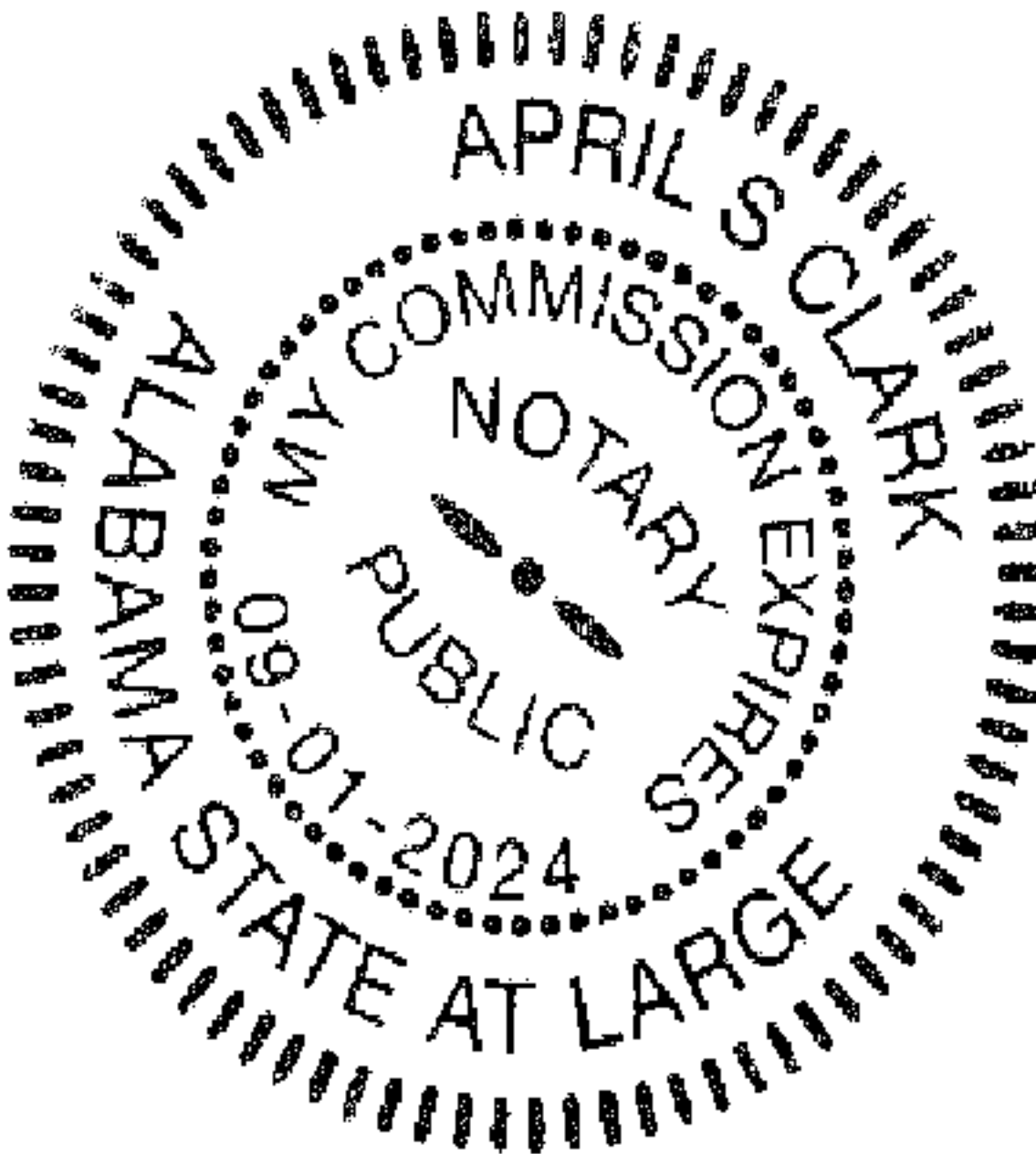


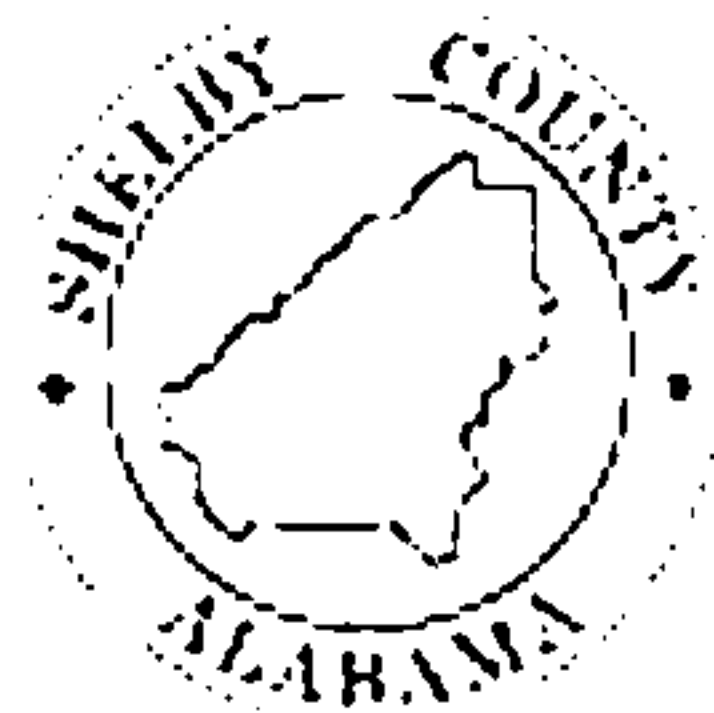
EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N 1/2, Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of Lot 3 of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 85 degrees 55 minutes 21 seconds East, a distance of 75.17 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 125.04 feet; thence South 00 degrees 01 minute 17 seconds East, a distance of 214.16 feet to the Northerly R.O.W. of Mooney Road, said point also being a non-tangent curve to the left, having a radius of 6064.89, a central angle of 01 degree 03 minutes 27 seconds and subtended by a chord which bears North 89 degrees 22 minutes 01 second West and a chord distance of 111.92 feet; thence along the arc of said curve and said R.O.W. line, a distance of 111.93 feet; thence South 88 degrees 44 minutes 32 seconds West and along said R.O.W. line, a distance of 12.89 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 204.32 feet to the POINT OF BEGINNING.

According to the Survey of Rodney Shiflett, dated November 8, 2023.

24-month chain of title: Instrument #20140116000014750, being a Warranty Deed, Joint Tenants with Right of Survivorship dated November 25, 2013, to Cecil Earl Moody and Elizabeth M. Smith; Instrument #20220214000063330, being Quit-Claim deed dated February 10, 2022, to Elizabeth Moody Handley; Instrument #20230321000076760, being a quit claim deed dated June 22, 2022, to Elizabeth Moody Handley, and Phillip Stancil Handley



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2023 01:25:35 PM
\$31.50 PAYGE
20230717000212640

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	Elizabeth Moody Handley	Grantee's Name	Gregory O Tootle
	Phillip Stancil Handley		
Mailing Address	<u>P.O. Box 828</u>	Mailing Address	<u>122 Mooney Rd</u>
	<u>Columbiana, AL 35051</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>122 Mooney Rd.</u>	Date of Sale	
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$109,900.00</u>
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 July 12, 2023

Print Elizabeth Moody Handley

Unattested

(verified by)

Sign Elizabeth Moody Handley
(Grantor/Grantee/Owner/Agent) circle one