

This deed is prepared without the benefit of title insurance or title examination at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

Document Prepared By:  
Robert Scott Dooley, P.C.  
118 18<sup>th</sup> Street North  
Bessemer, AL 35020



20240301000055990 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
03/01/2024 11:09:37 AM FILED/CERT

Send Tax Notice To:  
Shelby Macon Arnold  
Alexander Lloyd Arnold

## GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF love and affection, together with the sum of TEN 00/100 Dollars (\$ 10 .00), we, James E. Mosier and wife, Patricia A. Mosier, herein referred to as Grantor(s)), grant, sell, bargain and convey unto **Shelby Macon Arnold and husband, Alexander Lloyd Arnold**, (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor(s) of them in fee simple, together with every contingent remainder or right of reversion, all of my right, title and interest in and to the following described real estate, situated in **SHELBY** County, Alabama to wit:

A portion of Shelby County Parcel #12 8 27 0 000 021.000 and being in the SW ¼ of the SE ¼ of Section 27 Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at a 3" capped pipe found at NE Corner of the SW ¼ of the SE ¼ of said Section 27; thence S 89°25'12" W a distance of 483.29 feet to the Point of Beginning; thence S 00°18'21" E a distance of 300.89 feet to a capped rebar; thence continue S 00°18'21" E a distance of 388.89 feet to a 5/8" rebar in the centerline of Hwy 277; thence along said centerline S 89°00'31" E a distance of 40.01 feet to a 5/8" rebar; thence departing said centerline of the road N 00°18'21" W a distance of 690.88 feet; thence S 89°25'15" W a distance of 40.00 feet to the Point of Beginning. Said easement contains 27613.3 square feet, 0.63 acres more or less. Less and except any part lying in the Right of Way of Shelby County Highway 277.

Sources of Title: Instrument # \_\_\_\_\_, Office of Judge of Probate, Shelby County, Alabama; and Survey of John M. Perez dated 12/12/2023

**Note: The above-described real property is not the homestead of the Grantors.**

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTORS, we do for ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, 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 good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set our hands and seals, this 1<sup>st</sup> day of March, 2024.

GRANTOR(S)

James E. Mosier  
James E. Mosier

Shelby County, AL 03/01/2024  
State of Alabama  
Deed Tax: \$5.00

*Patricia A. Mosier*

Patricia A. Mosier

(STATE OF ALABAMA )  
(Shelby COUNTY )



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**GENERAL ACKNOWLEDGMENT**

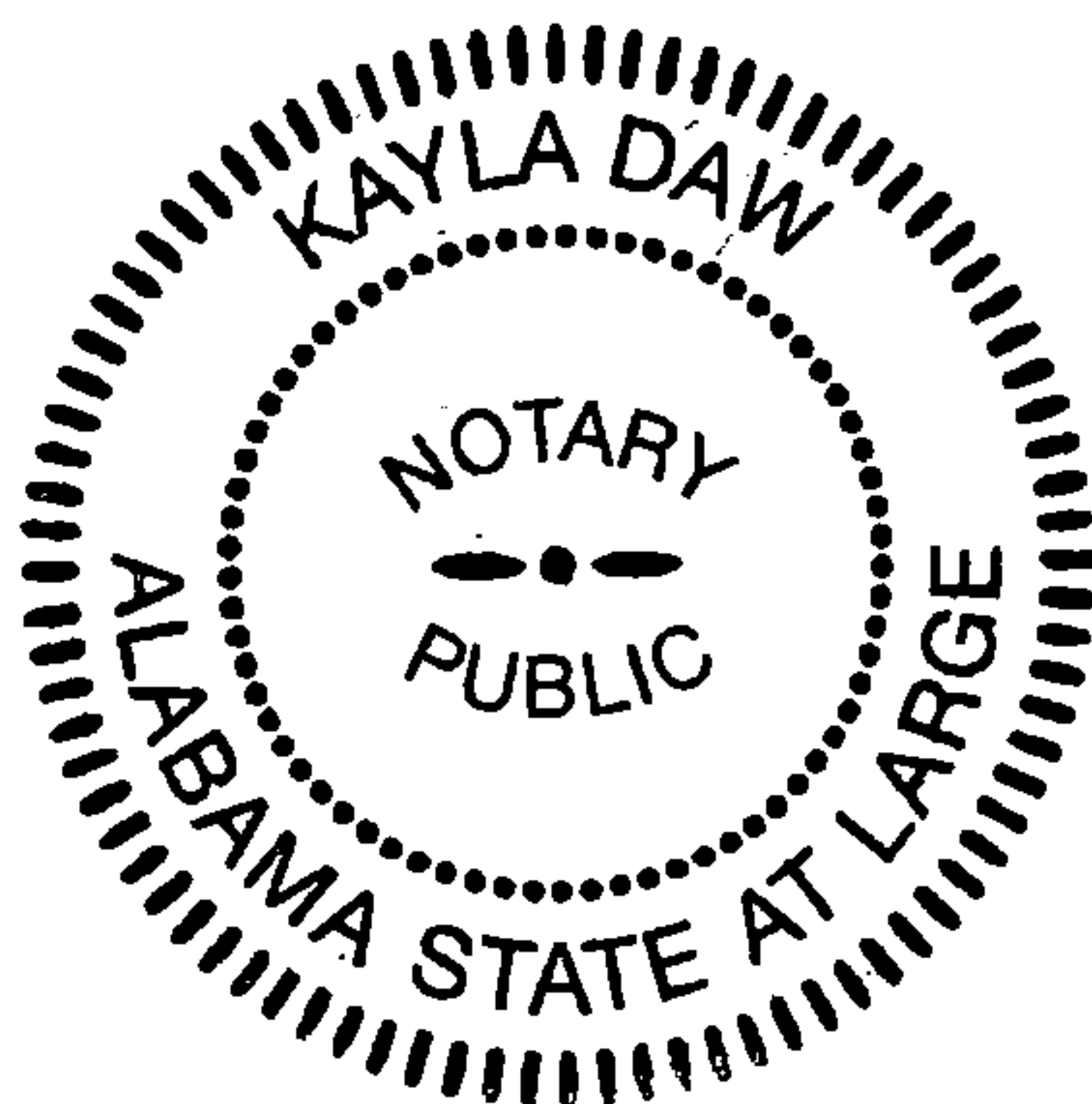
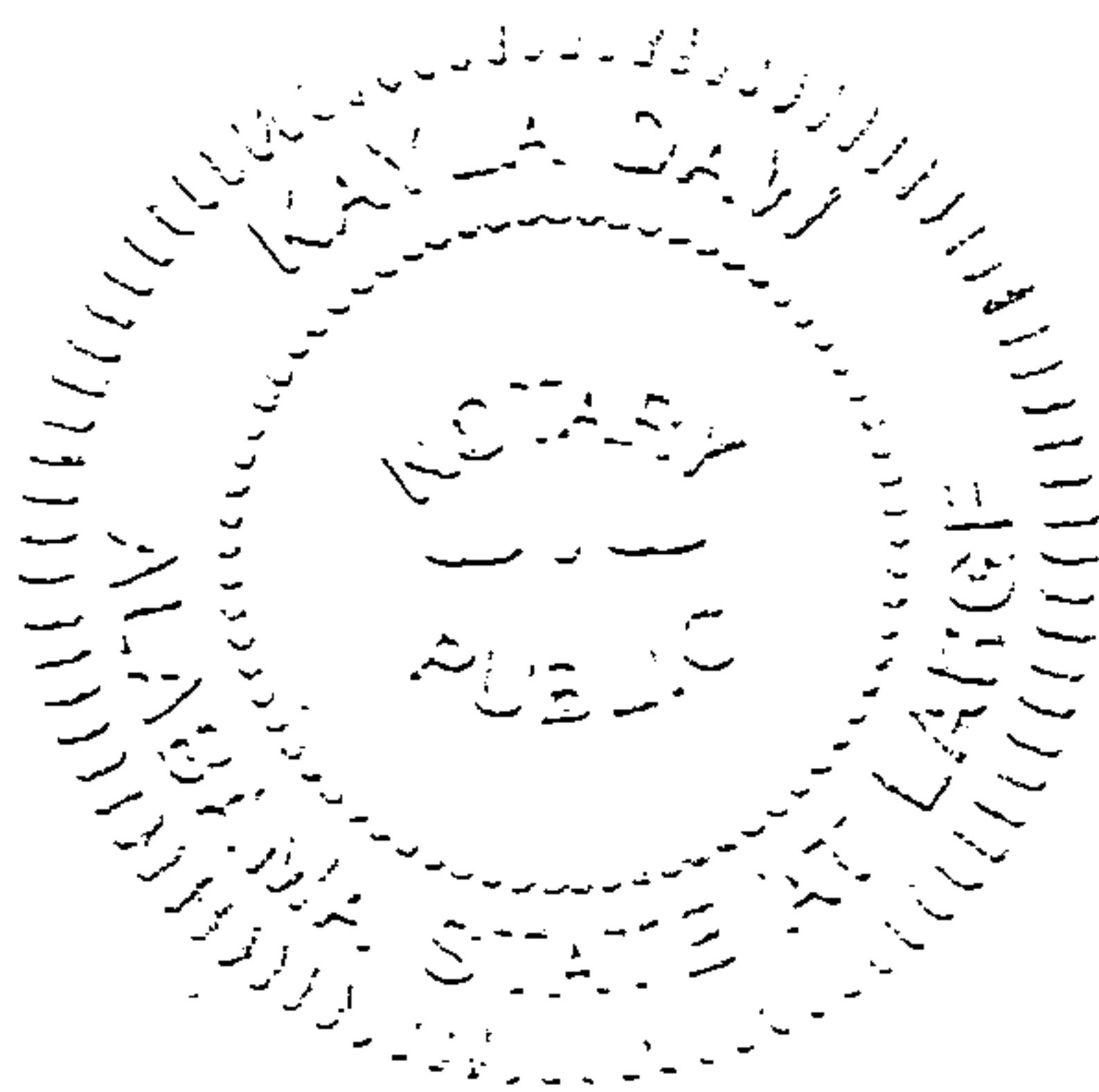
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James E. Mosier and Patricia A. Mosier**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of March, 2024.

*Kayla Daw*

NOTARY PUBLIC

My Commission Expires: 01/09/2027





## Real Estate Sales Validation Form

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

Grantor's Name James E. Mosier and Patricia A. Mosier  
Mailing Address 1114 Highway 277  
Helena, AL 35080

Grantee's Name Shelby Macon Arnold and  
Mailing Address Alexander Lloyd Arnold  
1114 Highway 277  
Helena, AL 35080

Property Address 0 Highway 277  
Helena, AL 35080

Date of Sale 12/15/2023

Total Purchase Price \$

or

Actual Value \$5000

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 land 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 12/15/2023

Print Vallen Gardner

☐ Unattested

(verified by)

Sign

Vallen Gardner

(Grantor/Grantee/Owner/Agent) circle one



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