

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James Anthony Mooney
655 Mooney Road
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Anthony Mooney, a single man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *James Anthony Mooney* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3.

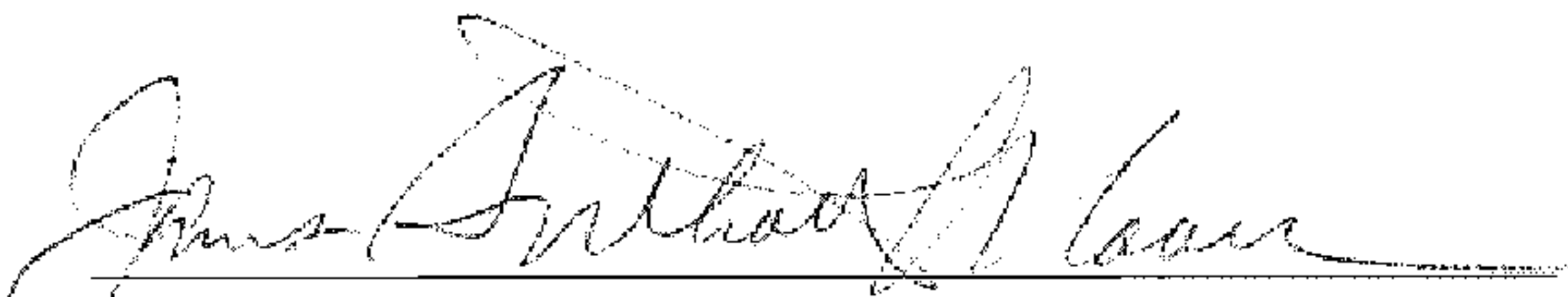
Grantor herein is the surviving heir at law of Betty Jane Mooney, who is deceased, having died intestate on 12-12-2023.

James Anthony Mooney and Anthony Mooney are one in the same person.

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, 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.

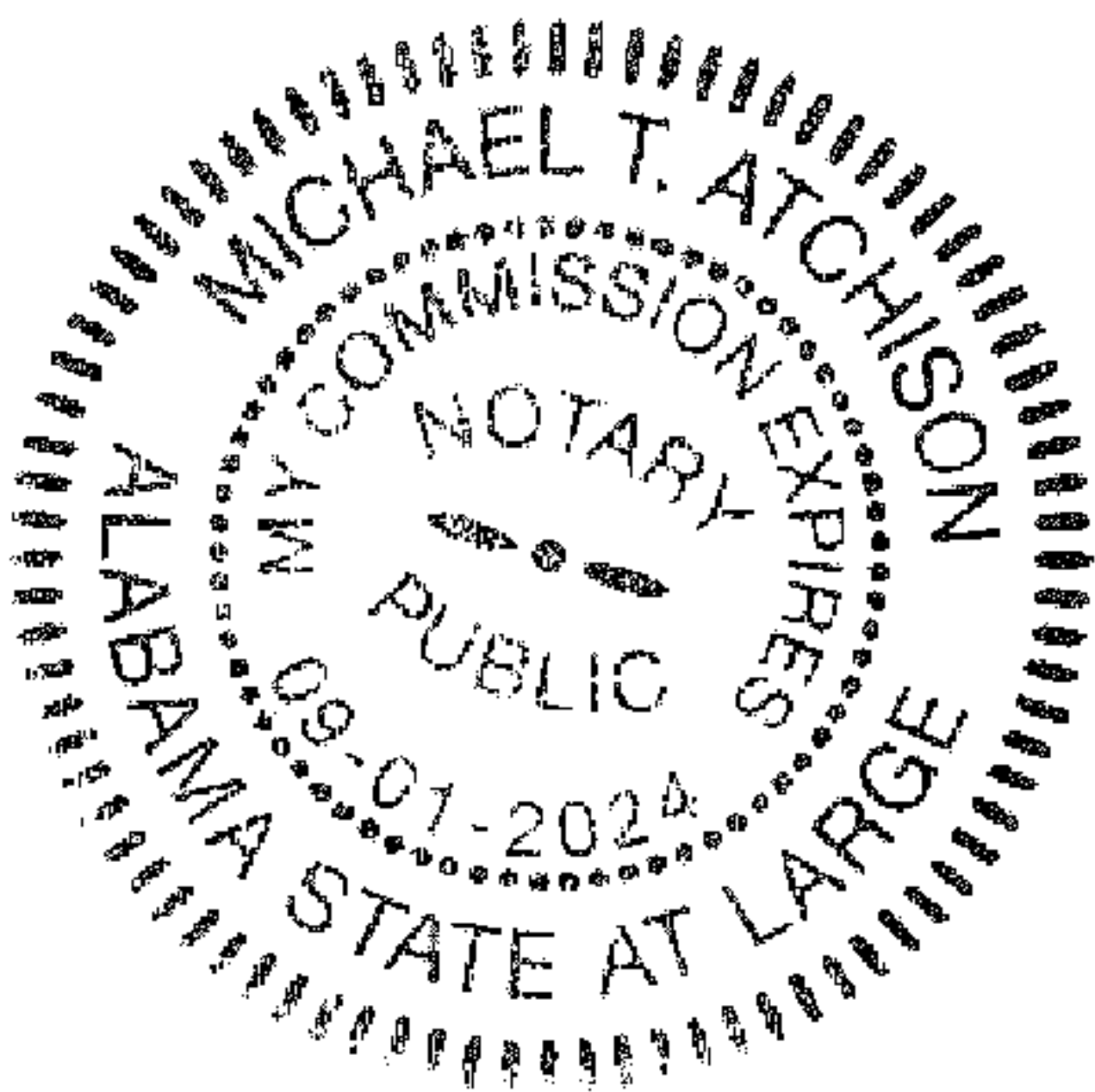
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March, 2024.


James Anthony 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 *James Anthony Mooney*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2024.



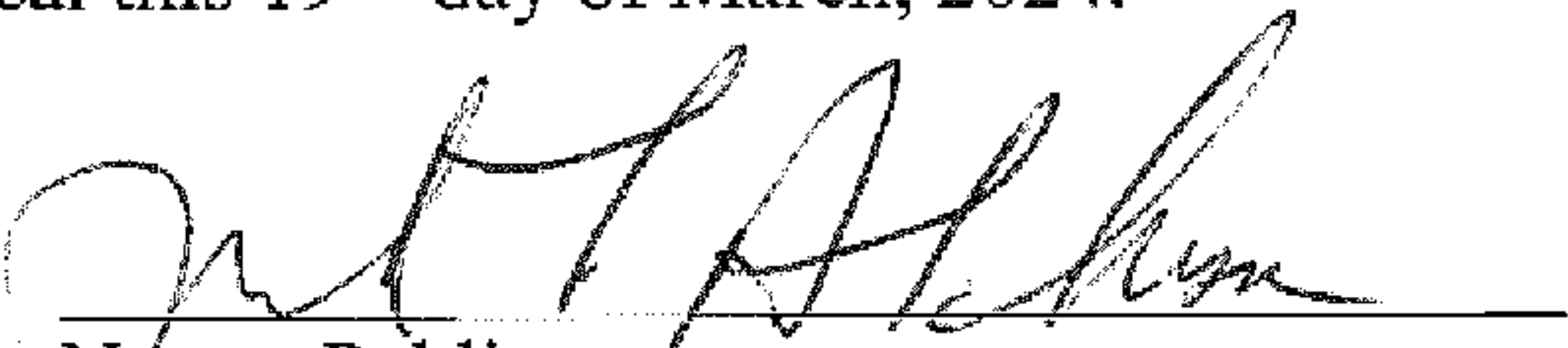

Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1

Lot 2, according to the survey of Mooney's Acres, as recorded in Map Book 49, Page 93, Probate Office, Shelby County, Alabama.

Parcel 2

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West; lying NE of Money Road.

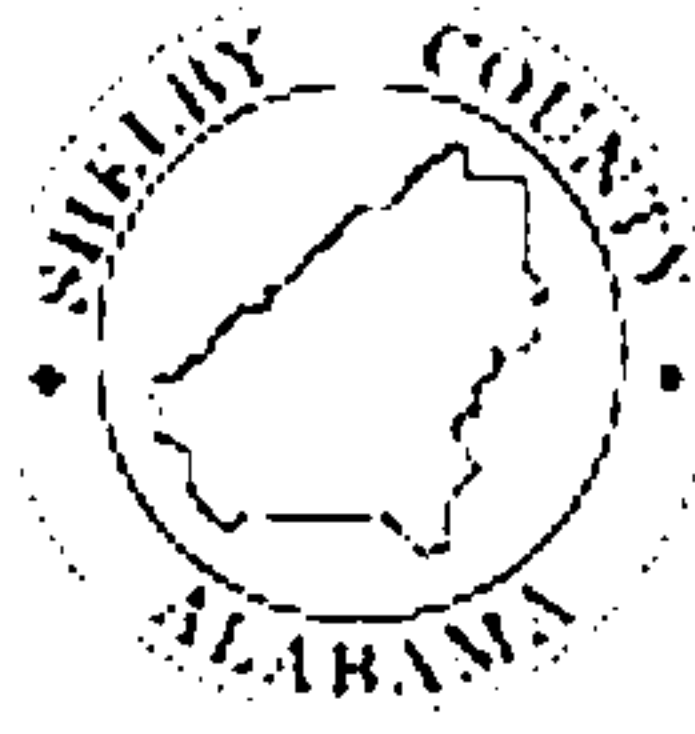
Less and Except the following:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, for a point of beginning; thence run South along the East line for a distance of 1063.4 feet to a point on the center line of county paved road; thence run North 53 degrees 24 minutes West along said center line for a distance of 352.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said 40; thence run North 89 degrees 56 minutes East along said 40 line a distance of 195 feet to the point of beginning.

Less and Except the following:

A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21, Range 1 West, more particularly described as follows:

Begin at the NW corner of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section and run thence in an easterly direction along the northern boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 315 feet more or less to an iron stake, which said iron stake is located several feet east of a branch and located on the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the right and run in a southeasterly direction to a point on the northern boundary of paved Mooney Road, which said point is marked by an iron stake and is located 36 feet more or less in an easterly direction along the edge of said paved road from a point where the said edge of said road is intersected by the branch or creek referred to above; thence turn to the right and run in a northwesterly direction along the edge of said paved road to a point where the same intersects the western boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn to the right and run in a northerly direction along the western boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/29/2024 01:51:44 PM
 \$545.50 BRITTANI
 20240329000086810

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 James Anthony Mooney
 Mailing Address 655 Mooney Rd
Columbiana, AL 35057

Grantee's Name James Anthony Mooney
 Mailing Address 655 Mooney Rd
Columbiana, AL 35057

Property Address Columbiana al

Date of Sale 19 March 2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 517,340.00

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 19 March 2024

Print James Anthony Mooney

Unattested

(verified by)

Sign

James Anthony Mooney

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1