

This Instrument was Prepared by:

Send Tax Notice To: Moore Oil Co. Inc.

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

1800 Center Point Parkway
Birmingham, AL 35215

File No.: MV-24-29809

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Thousand Dollars and No Cents (\$70,000.00)**, 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, **The Estate of John W. Wooley, III, Case No. PR-2024-000522, Shelby County Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Moore Oil Co. Inc.**, (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 7th day of June, 2024.

THE ESTATE OF JOHN W. WOOLEY, III, CASE NO.
PR-2024-000522, SHELBY COUNTY ALABAMA
Dwight Wooley
Dwight Wooley
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Dwight Wooley as Personal Representative of The Estate of John W. Wooley, III, Case No. PR-2024-000522, Shelby County Alabama, 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 7th day of June, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

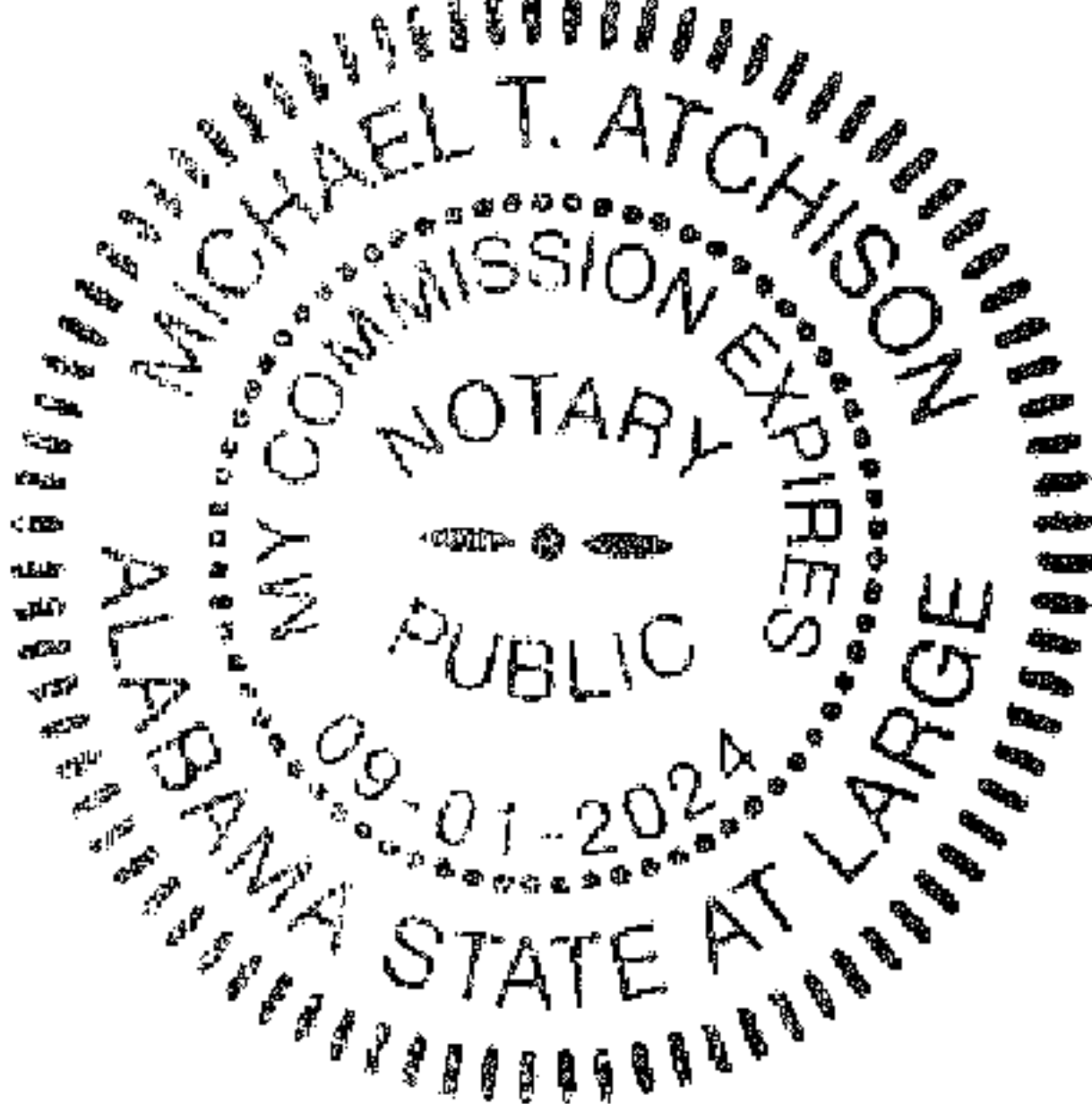
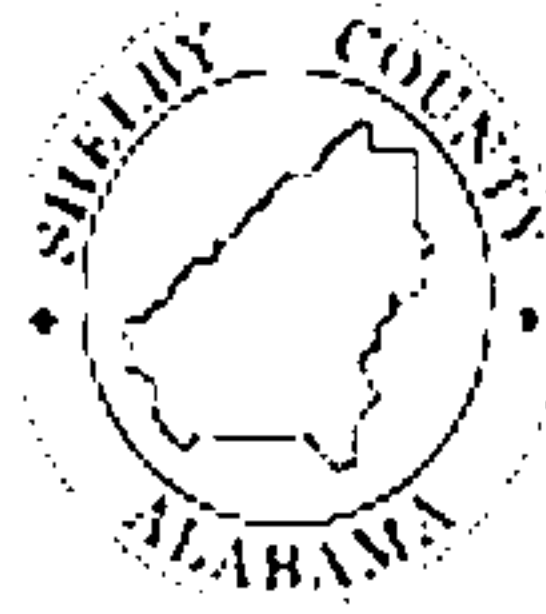


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 in the N1/2 of the SW 1/4 of the SW 1/4, Section 1 Township 21, Range 3 West, according to Nickerson Addition to Alabaster, Alabama described as follows:
Beginning at an iron pipe at and being the Northeast corner of the N 1/2 of the SW 1/4 and run North to the North line of a 30 foot road running East and West 30 feet; thence run West parallel with the North line of said road 15 feet to West side of a road running North and South; thence continue West parallel with the North line of said road running West and East 145 feet to the point of beginning; thence run North 300 feet; thence run West 145 feet; thence run South 300 feet; thence run East 145 feet to the point of beginning, being in and a part of the E 1/2 of the N1/2 of the SW 1/4 of the SW 1/4, Section 1, Township 21, Range 3 West.
Situated in Shelby County, Alabama.
LESS AND EXCEPT caption lands as described in Instrument #: 2022101600032702, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2024 01:29:21 PM
 \$98.00 JOANN
 20240607000170380

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	The Estate of John W. Wooley, III, Case No. PR-2024-000522, Shelby County Alabama	Grantee's Name	Moore Oil Co. Inc.
Mailing Address	<u>368 Union Station Way</u> <u>Calumet AL 35007</u>	Mailing Address	<u>1800 Center Point Parkway</u> <u>Birmingham AL 35215</u>
Property Address	<u>136 11th Ave. SE</u> <u>Alabaster, AL 35007</u>	Date of Sale	_____
		Total Purchase Price	<u>\$70,000.00</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 June 04, 2024

Print The Estate of John W. Wooley, III, Case No.
PR-2024-000522, Shelby County Alabama

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1