

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35224

Send Tax Notice To:
David Alexander Hufham
99 Hwy 335
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED TWENTY NINE THOUSAND and 00/100 Dollars (\$329,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Michael Wayne Moore, as Executor of the Estate of Dana H. Moore, deceased, Case No. PR-2023-000713 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto David Alexander Hufham, a married man (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$263,200.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Willis D. Moore Jr, one of the Grantees on that Deed recorded at Inst # 20070315000116710 in the Probate Office of Shelby County, Alabama, having predeceased Dana H. Moore.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself/himself and for its/his heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/he has a good right to sell and convey the same as aforesaid; that it/he will, and its/his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 21st day of June, 2024.


Michael Wayne Moore As Executor of the Estate
of Dana H. Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Wayne Moore, whose name as Executor of the Estate of Dana H. Moore, 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, as such Executor and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of June, 2024.


NOTARY PUBLIC
My Commission Expires: 08/21/2027

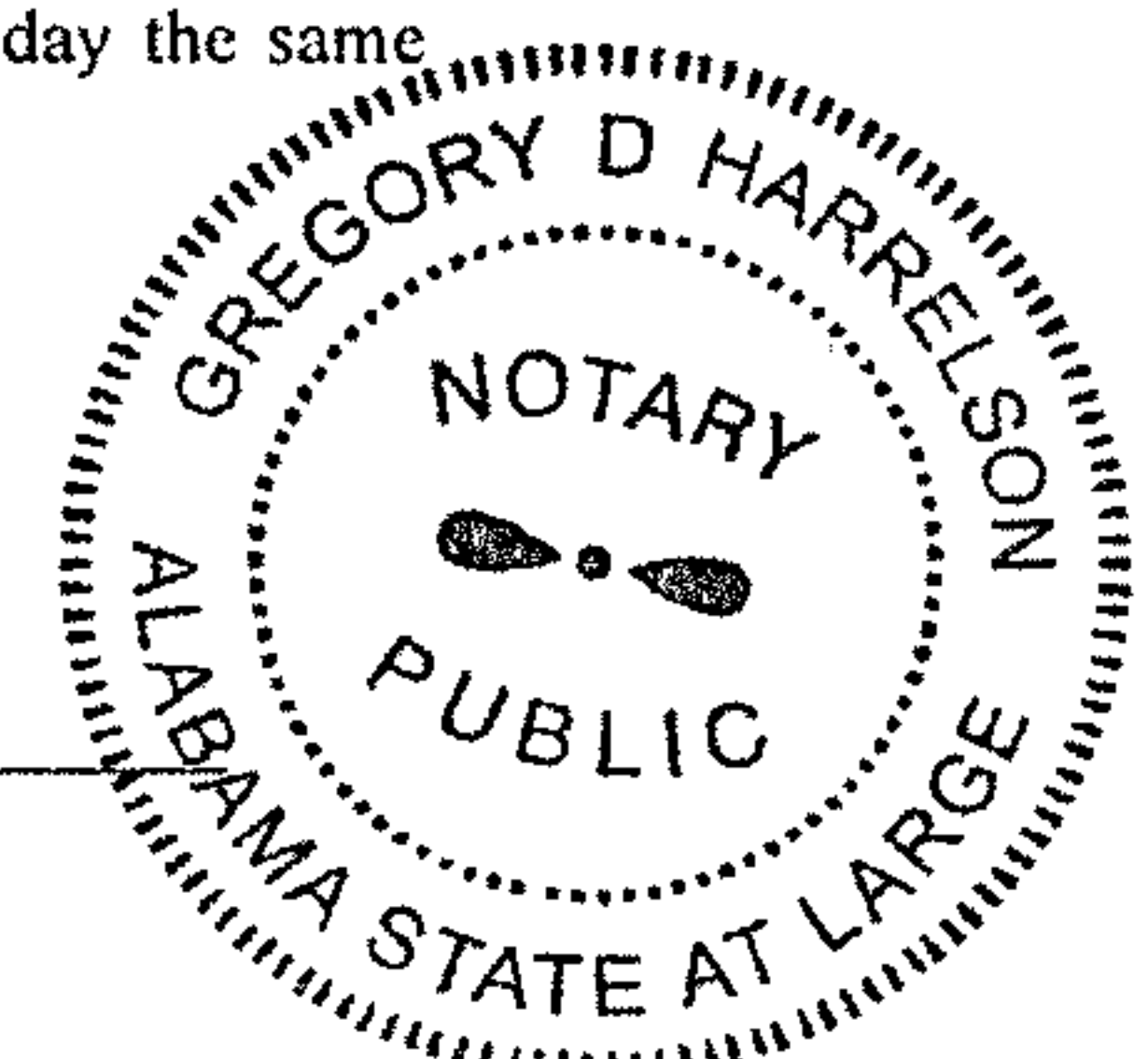


EXHIBIT "A"**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4 AND RUN ALONG SAID 1/4 - 1/4 LINE S 88°52'46" W FOR A DISTANCE OF 328.37' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE S 88°52'46" W FOR A DISTANCE OF 404.97' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY MARGIN OF SHELBY COUNTY HIGHWAY NO. 335 (60' R.O.W.); THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) CALLS: S 12°37'07" W FOR A DISTANCE OF 255.53' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 18°33'24" W FOR A DISTANCE OF 236.15' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 14°10'34" W FOR A DISTANCE OF 86.65' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 09°03'05" E FOR A DISTANCE OF 101.23' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 29°18'53" E FOR A DISTANCE OF 119.05' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 60°41'07" E FOR A DISTANCE OF 2.06' TO A POINT ON THE EXISTING WATERLINE OF A LAKE; THENCE RUN ALONG THE EXISTING WATERLINE FOR THE FOLLOWING THIRTEEN CALLS (13): N 02°44'40" W FOR A DISTANCE OF 158.64' TO A POINT; THENCE RUN N 67°45'17" W FOR A DISTANCE OF 49.51' TO A POINT; THENCE RUN N 11°42'11" E FOR A DISTANCE OF 41.13' TO A POINT; THENCE RUN N 39°03'57" E FOR A DISTANCE OF 83.06' TO A POINT; THENCE RUN N 03°52'35" W FOR A DISTANCE OF 47.63' TO A POINT; THENCE RUN N 56°46'22" E FOR A DISTANCE OF 27.84' TO A POINT; THENCE RUN N 35°34'55" E FOR A DISTANCE OF 54.89' TO A POINT; THENCE RUN N 50°38'05" E FOR A DISTANCE OF 162.17' TO A POINT; THENCE RUN N 69°09'34" E FOR A DISTANCE OF 130.28' TO A POINT; THENCE RUN S 80°22'20" E FOR A DISTANCE OF 49.67' TO A POINT; THENCE RUN N 75°02'20" E FOR A DISTANCE OF 30.00' TO A POINT; THENCE RUN N 44°38'57" E FOR A DISTANCE OF 48.17' TO A POINT; THENCE RUN N 12°58'21" E FOR A DISTANCE OF 48.47' TO A POINT; THENCE LEAVING SAID WATERLINE, RUN N 23°12'39" W FOR A DISTANCE OF 24.71' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 16°55'22" E FOR A DISTANCE OF 40.63' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 29°58'31" E FOR A DISTANCE OF 100.04' TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINING 2.91 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4 AND RUN ALONG SAID 1/4 - 1/4 LINE S 88°52'46" W FOR A DISTANCE OF 328.37' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID 1/4 -

1/4 LINE, RUN S 29°58'31" W FOR A DISTANCE OF 100.04' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 16°55'22" W FOR A DISTANCE OF 9.67' TO THE **POINT OF BEGINNING** OF THE EASEMENT FOR INGRESS AND EGRESS HEREIN DESCRIBED; THENCE RUN N 77°47'58" W FOR A DISTANCE OF 280.87' TO A POINT; THENCE RUN S 68°01'41" W FOR A DISTANCE OF 99.54' TO A POINT ON THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 335 (60' R.O.W.); THENCE RUN ALONG SAID RIGHT OF WAY S 12°37'07" W FOR A DISTANCE OF 29.00' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, RUN N 68°01'34" E FOR A DISTANCE OF 112.63' TO A POINT; THENCE RUN S 78°08'52" E FOR A DISTANCE OF 186.24' TO A POINT; THENCE RUN S 33°38'59" E FOR A DISTANCE OF 83.66' TO A POINT; THENCE RUN N 64°21'07" E FOR A DISTANCE OF 45.29' TO A POINT ON THE EXISTING WATERLINE OF A LAKE; THENCE LEAVING SAID WATERLINE, RUN N 23°12'39" W FOR A DISTANCE OF 24.71' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 16°55'22" E FOR A DISTANCE OF 30.96' TO THE **POINT OF BEGINNING**. SAID EASEMENT CONTAINING 0.26 ACRES MORE OR LESS.

TOGETHER WITH A 20' EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" OPEN TOP PIPE BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4 AND RUN ALONG SAID 1/4 - 1/4 LINE S 88°52'46" W FOR A DISTANCE OF 328.37' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN S 29°58'31" W FOR A DISTANCE OF 100.04' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 16°55'22" W FOR A DISTANCE OF 9.67' TO A POINT; THENCE RUN N 77°47'58" W FOR A DISTANCE OF 280.87' TO A POINT; THENCE RUN S 68°01'41" W FOR A DISTANCE OF 10.08' TO THE **POINT OF BEGINNING** OF A 20' EASEMENT FOR INGRESS AND EGRESS, LYING 10' ALONG EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN ALONG SAID CENTERLINE N 14°57'39" W FOR A DISTANCE OF 42.86' TO A POINT; THENCE CONTINUE ALONG SAID CENTERLINE N 58°39'42 " W FOR A DISTANCE OF 56.82' TO THE **POINT OF TERMINATION** OF SAID EASEMENT.

Being the same property as described in Deed recorded at Inst # 20070315000116710 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
 06/24/2024 09:32:22 AM
 \$97.00 PAYGE
 20240624000186960

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Dana H Moore	Grantee's Name	David Alexander Hufham
Mailing Address	287 Hwy 335	Mailing Address	445 Shades Crest Rd
	Chelsea, AL 35043		Hoover, AL 35226
Property Address	99 Hwy 335	Date of Sale	06/21/2024
	Chelsea, AL 35043	Total Purchase Price \$	329,000
		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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 6/21/24

Print Michael Wayne Moore

Unattested _____
 (verified by)

Sign Michael Wayne Moore
 (Grantor/Grantee/Owner/Agent) circle one