

Send Tax Bills To:
Warren K. Bailey
656 Wehapa Lake Circle
Leeds, AL 35094

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Dr.
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$10.00 and other good and valuable consideration to **KAREN M. WOOD WADLEY AND GEORGE K. MOSS, JR. a Trustees of THE ANNE MOSS FAMILY TRUST ("Grantor")** in hand paid by **WARREN K. BAILEY ("Grantee")**, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, in fee simple, and to the heirs, executors, administrators, successors and assigns of the Grantee, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 6-A, according to the Survey of Lake Wehapa, recorded in Map Book 4, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

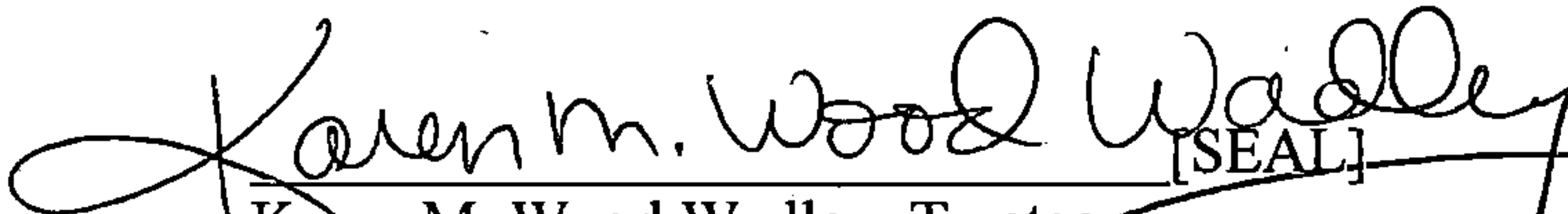
Subject to all covenants, conditions, restrictions and easements of record.

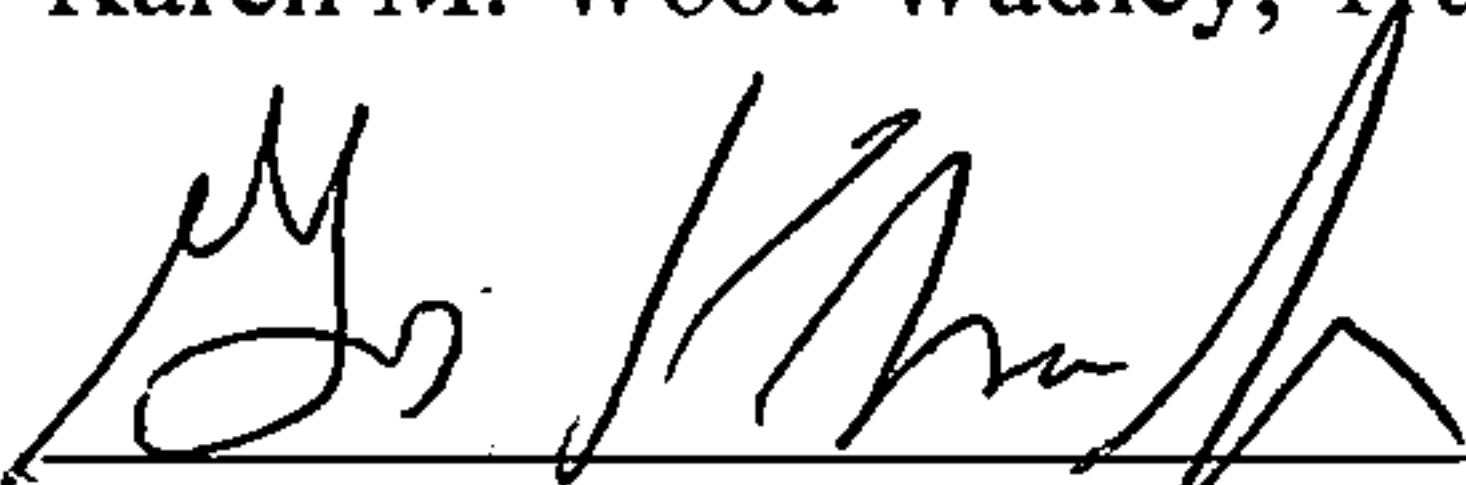
A mortgage in the amount of \$1,260,000.00 is being recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee. And Grantor does for itself, and for the successors and assigns of Grantor covenant with the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 12th day of July, 2024.

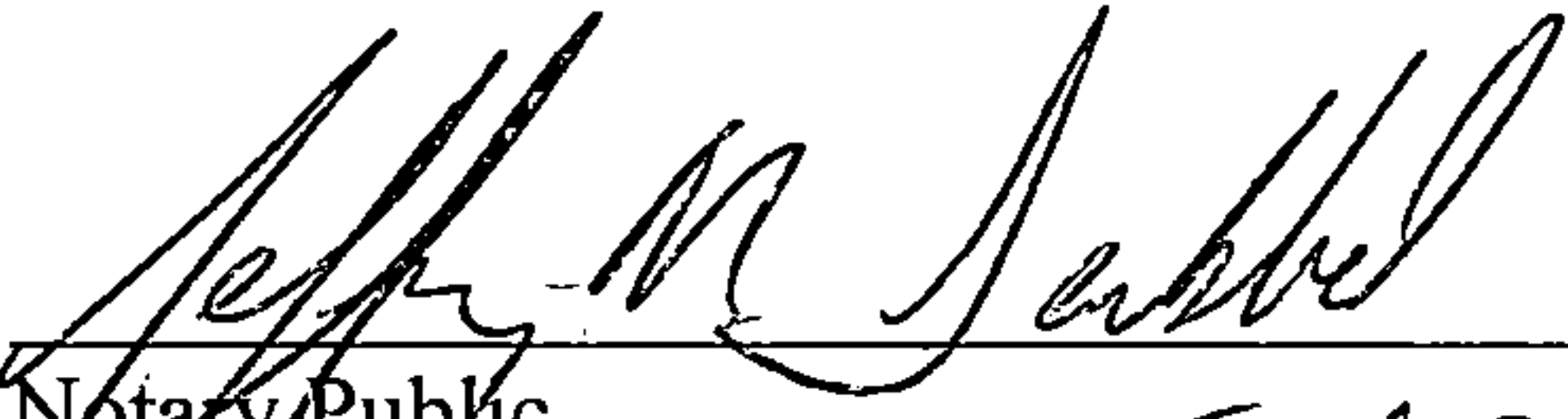
"GRANTOR:"
THE ANNE MOSS FAMILY TRUST


Karen M. Wood Wadley, Trustee [SEAL]


George K. Moss, Jr., Trustee [SEAL]

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen M. Wood Wadley and George K. Moss, Jr., whose names as Trustees of The Anne Moss Family Trust, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they as such Trustees and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date. Given under my hand and official seal this 12th day of July, 2024.


Notary Public
My Commission Expires: 5-6-2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

20240716000215800 3/3 \$344.00
Shelby Cnty Judge of Probate, AL
07/16/2024 10:32:00 AM FILED/CERT

Grantor's Name The Anne Moss Family Trust
Mailing Address 656 Wehapa Lake Circle
Leeds, Alabama 35094

Grantee's Name Warren K. Bailey
Mailing Address 656 Wehapa Lake Circle
Leeds, Alabama 35094

Property Address 656 Wehapa Lake Circle
Leeds, Alabama 35094

Date of Sale July 12, 2024
Total Purchase Price \$ 1,575,000.00
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 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 7-12-2024

Print Jeffrey N. Senkbeil

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1