

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

File No.: MV-24-30152

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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, **Marva Montgomery**, a single woman (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.

Marva Montgomery and Marva B. Shields Montgomery are one and the same person.

\$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 23rd day of October, 2024.

Marva Montgomery
Marva Montgomery

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Marva Montgomery, 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 23rd day of October, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 8-19-28

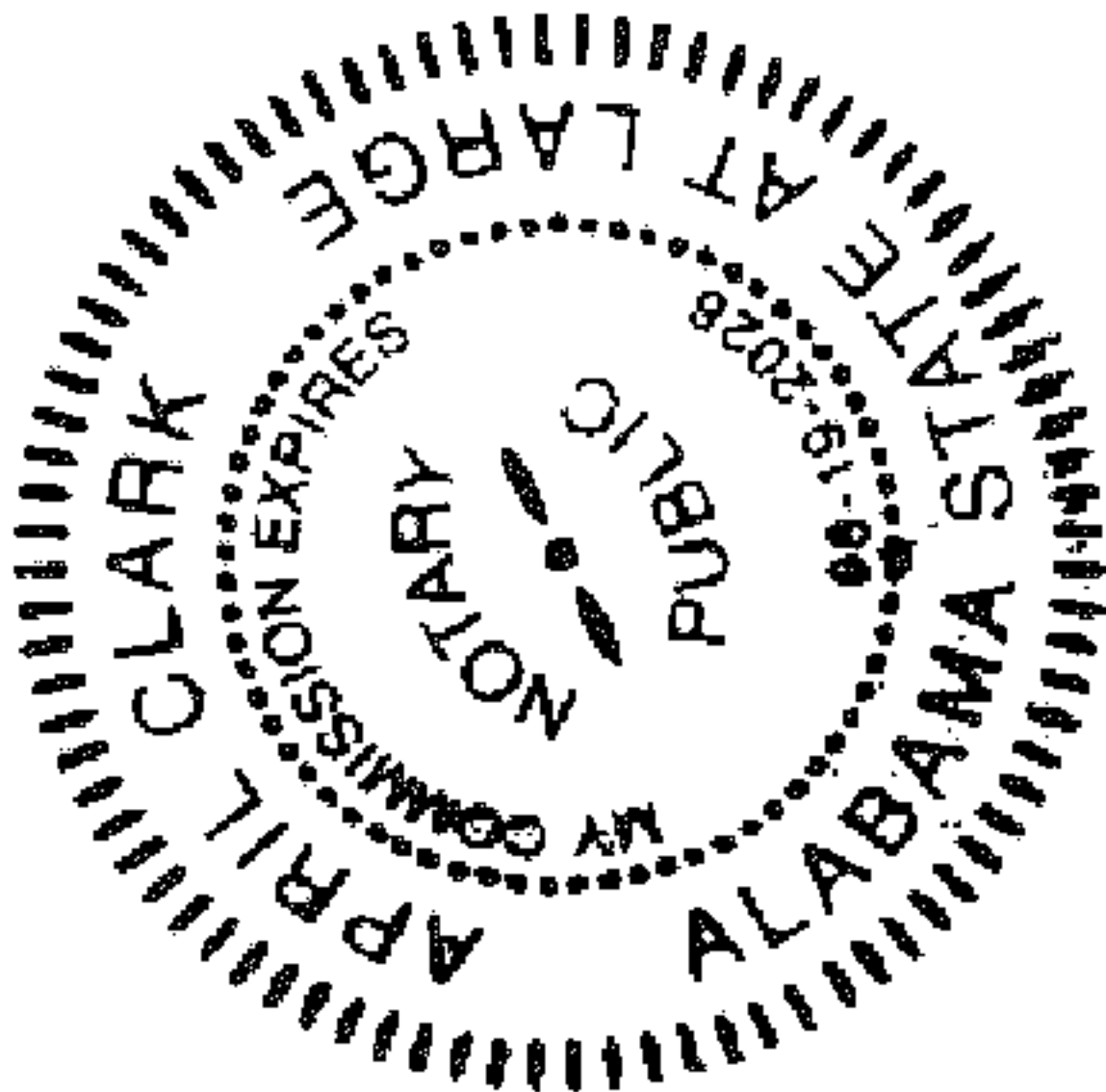


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southwest quarter of the Southwest quarter of Section 1, Township 21 South, Range 3 West, being part of "Nickerson's Addition to Alabaster", recorded in Map Book 3 at Page 69, of the Map Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 1; thence N 88 degrees 36' 41"W, along the North line of said Sixteenth Section, a distance of 329.38 feet to a point; thence South 04 degrees 02'59"W, a distance of 163.71 feet to a judicial monument set, stamped "CV2006 354", on the West right-of-way of Eleventh Avenue SE, at the point of beginning; thence S 04 degrees 02' 59"W, along said West right-of-way, a distance of 191.79 feet, to a judicial monument set stamped, "CV2006 354"; thence N 85 degrees 28'43"W, a distance of 90.38 feet to a judicial monument set stamped, "CV2006 354"; thence N 08 degrees 57'03" E, a distance of 99.30 feet to a judicial monument set stamped "CV2006 354", at a power pole; thence N 37 degrees 23' 34"W, a distance of 121.19 feet to a 3/4" iron bar found; thence N 82 degrees 30' 04" E, a distance of 41.10 feet to a judicial monument set stamped, "CV2006 354", at a broken off T-post; thence S 82 degrees 40'52" E, a distance of 122.03 to the point of beginning.

According to Judicial Survey performed by Wheeler Surveying and Mapping, Drawing No. 09-007-1, dated February 12, 2014.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2024 09:14:44 AM
 \$428.00 PAYGE
 20241024000333250

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 Marva Montgomery
 Mailing Address _____

+PO. Box 1169
Alabaster, AL 35007

Grantee's Name Moore Oil Co Inc
 Mailing Address _____

1800 Centerpoint Rd
Birmingham AL 35215

Property Address 201 11th Ave.
Alabaster, AL 35007

Date of Sale October 23, 2024
 Total Purchase Price \$400,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 October 21, 2024

Print Marva Montgomery

Unattested

Sign *Marva Montgomery*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)