

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, Alabama 35045

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

217 Co Rd 2
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Five Hundred and 0/100 dollars (\$500.00) and other valuable considerations to the undersigned GRANTOR, Estate of Mabeath Moore (Chilton County Probate Case Number 2023-246), deceased, by her Personal Representative, David Kirk Nance, in hand paid by the GRANTEE, David Kirk Nance, receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NE corner of the NW ¼ of the NE ¼ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence S 1 degree, 7 minutes, 24 seconds W along the East line of said ¼-1/4 section a distance of 727.51' to the Northerly right-of-way of U.S. Highway 280; thence S 72 degrees, 19 minutes, 9 seconds W along said right-of-way a distance of 1072.78' to the point of beginning; thence continue along the last described course a distance of 382.39' to the centerline of Muddy Prong Creek; thence along the centerline of said creek and leaving said right-of-way a distance of 1443' more or less to the Southerly right-of-way of Old U.S. Highway 280 (said creek having a chord of N 2 deg, 59 minutes, 27 seconds E 968.65'); thence S 86 degrees, 52 minutes, 40 seconds E along said right-of-way and leaving said centerline of said creek a distance of 186.65' to a point of curve to the left having a central angle of 03 degrees, 03 minutes, 02 seconds and a radius of 2780.24'; thence along the arc of said curve and along said right-of-way a distance of 148.03'; thence S 1 degrees, 18 minutes, 9 seconds W and leaving said right-of-way a distance of 550' feet; thence N 88 degrees, 41 minutes, 51 seconds W a distance of 58.34 feet; thence S 52 degrees, 47 minutes, 51 seconds W a distance of 99.91'; thence S 41 degrees, 34 minutes, 23 seconds W a distance of 52.57'; thence S 18 degrees, 1 minute, 31 seconds W a distance of 134.32 feet to the point of beginning. Said parcel of land contains 12 acres, more or less.

Parcel Number: 08-8-27-0-001-023.000

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

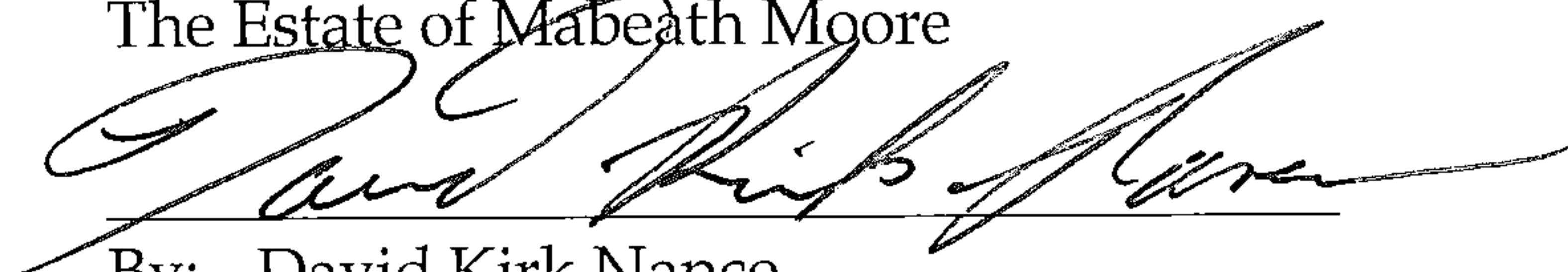
NOTE: The drafter of this instrument acted as a scrivener only and no representation is made as to the chain of title or legal description contained herein.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns in fee simple forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor's have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 12th day of August, 2024.

The Estate of Mabeath Moore

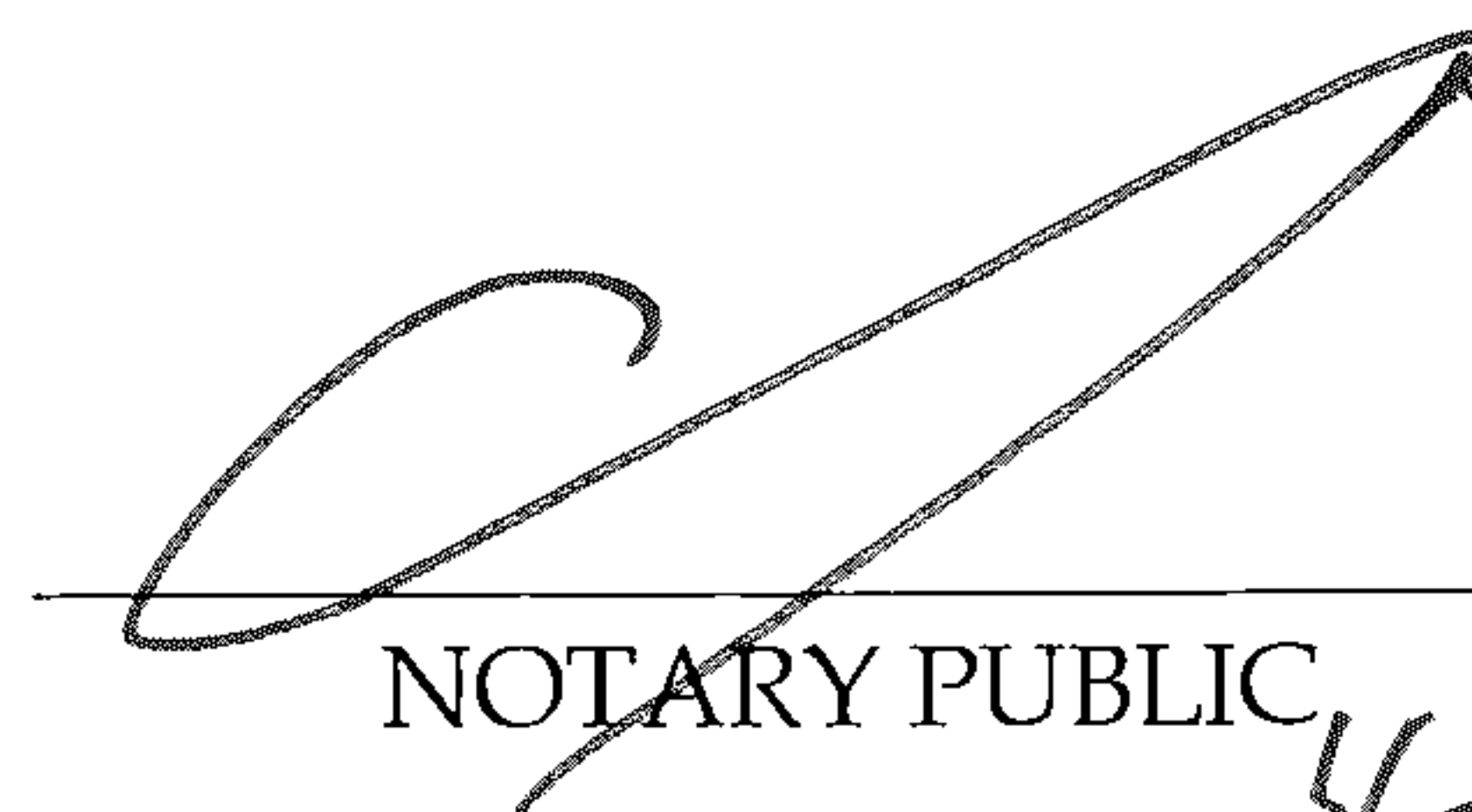
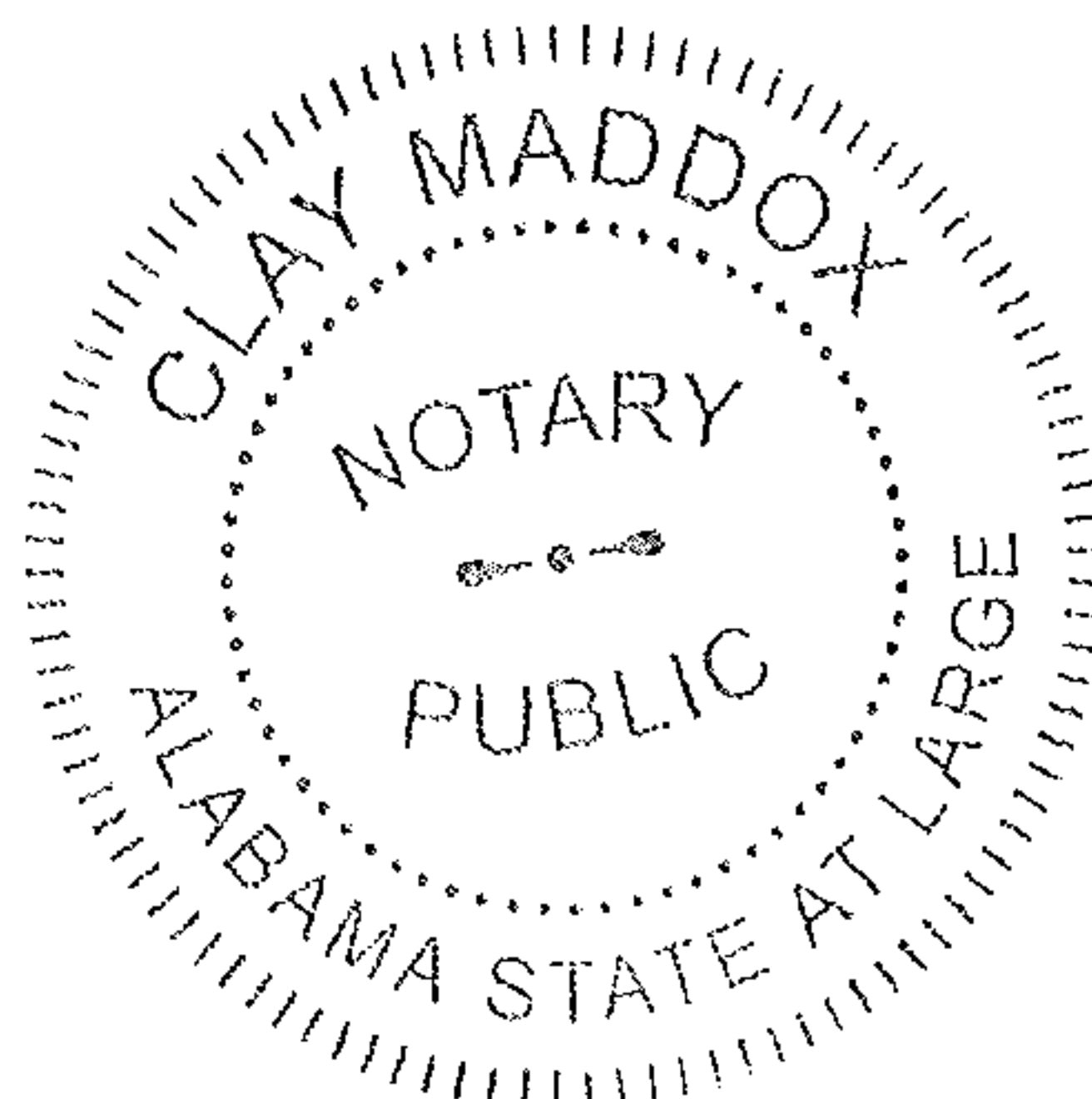


By: David Kirk Nance

As: Personal Representative

State of Alabama
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that David Kirk Nance whose name as Personal Representative of The Estate of Mabeath 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, she, as such officer and with full authority and power, executed the same and for the act of on the day the same bears date.



NOTARY PUBLIC

4-25-27

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressEstate of Maebeth Moore
217 Co Rd 2
Montevallo, AL 35115Grantee's Name
Mailing AddressDavid Kirk Nance
217 Co Rd 2
Montevallo, AL 35115

Property Address

No 911 Address

Date of Sale

8-12-24

Total Purchase Price \$

Inheritance

or

Actual Value \$

or

Assessor's Market Value \$

25,860.00

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/07/2024 10:35:01 AM

\$29.00 DANIEL

20241107000347460

Allen S. Byrd

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☒ OtherInheritance

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

11-7-24

Print

Clay Maddox

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1