


Send tax notice to:

DOUGLAS O. MOORE  
4 RED FOX RUN  
SHOAL CREEK, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012580

  
20121129000456590 1/3 \$420.00  
Shelby Cnty Judge of Probate, AL  
11/29/2012 01:38:10 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Two Thousand and 00/100 Dollars (\$472,000.00) in hand paid to the undersigned, SANDRA GALLUPS AND J. DENNIS GALLUPS, Wife and Husband (hereinafter referred to as "Grantors") by DOUGLAS O. MOORE and LISA C. MOORE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 32D, ACCORDING TO A RESUBDIVISION OF LOTS 32 AND 33 OF SHOAL CREEK, AS RECORDED IN MAP BOOK 19, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SWIMULTANEOUSLY HERewith.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED VOLUME 318, PAGE 588; DEED VOLUME 308, PAGE 651; REAL 133, PAGE 599 AND INSTRUMENT NO, 2002-6363.
8. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY, AS RECORDED IN DEED VOLUME 356, PAGE 420 AND REAL 306, PAGE 242.
9. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 19, PAGE 861; MISC. VOLUME 23, PAGE 564, AMENDED BY MISC. VOLUME 23, PAGE 567 AND FURTHER AMENDED BY BOOK 370, PAGE 938, BUT

Shelby County, AL 11/29/2012  
State of Alabama  
Deed Tax: \$402.00




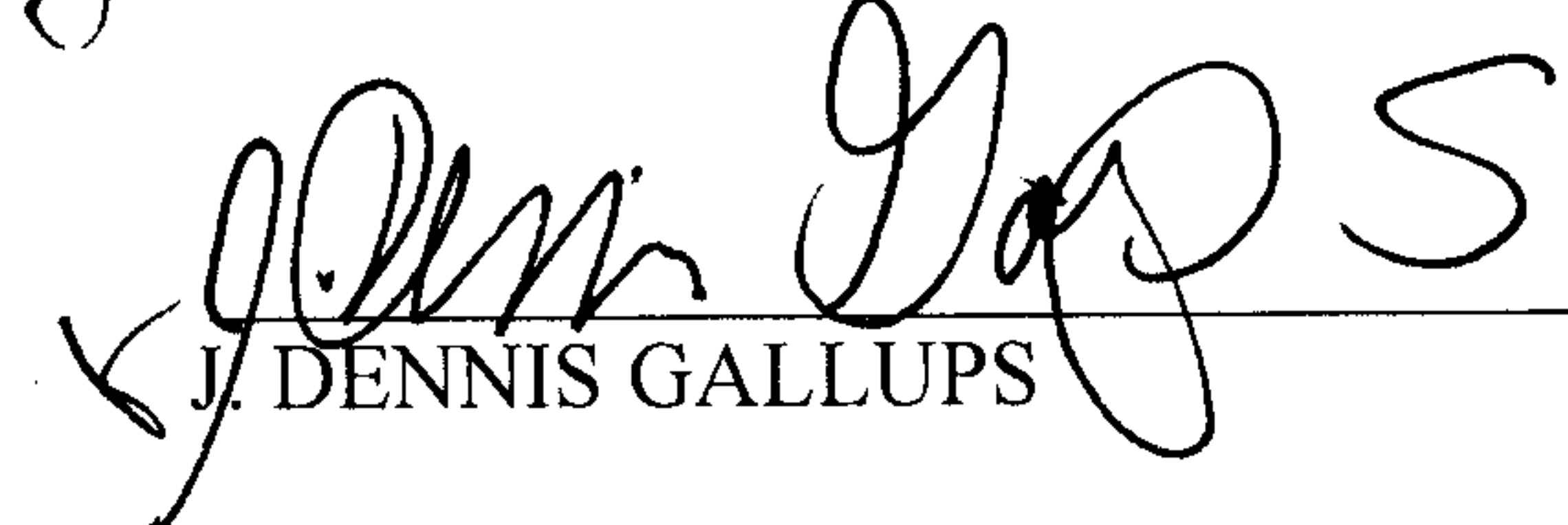
- DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
10. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN MISC. VOLUME 21, PAGE 855; MISC. VOLUME 26, PAGE 746 AND MISC. VOLUME 26, PAGE 848.
  11. RIGHT OF WAY TO THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN DEED VOLUME 301, PAGE 298.
  12. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 196, PAGE 223.
  13. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL 106, PAGE 516.

\$70,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of November, 2012.

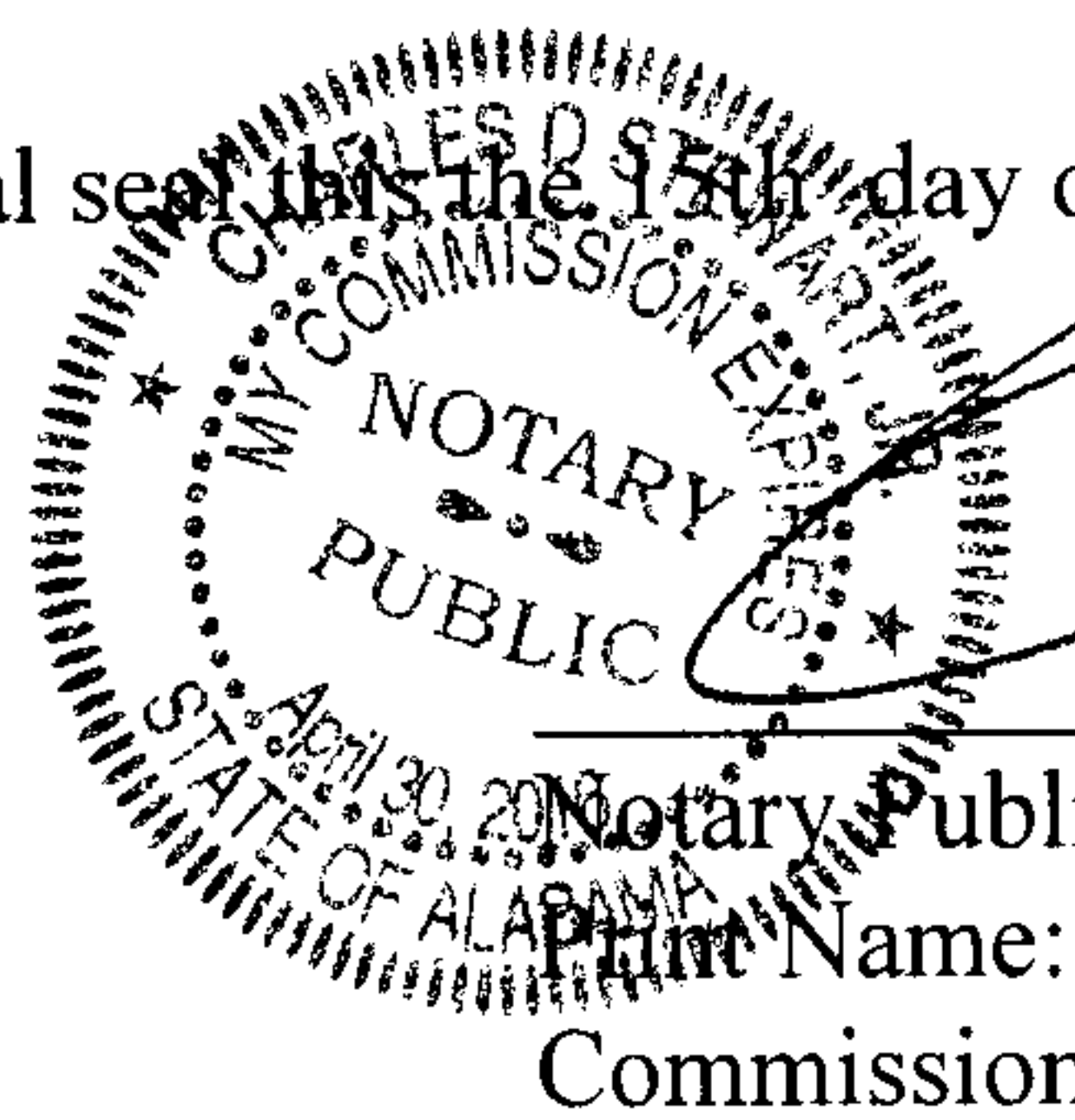
  
SANDRA GALLUPS

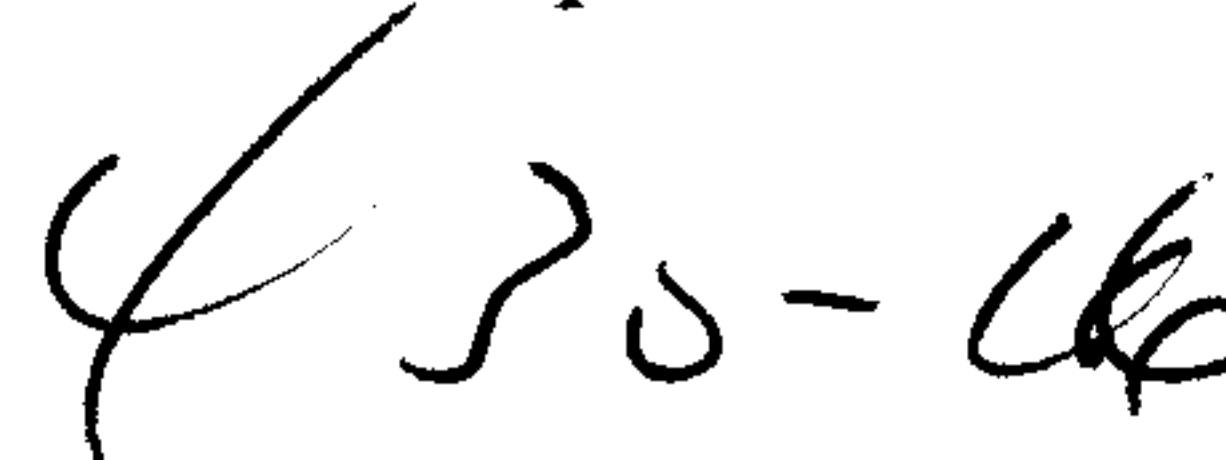
  
J. DENNIS GALLUPS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SANDRA GALLUPS AND J. DENNIS GALLUPS, whose names 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2012.

  
Notary Public  
Print Name:  
Commission Expires:





# Real Estate Sales Validation Form

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

Grantor's Name Sandra Hallups Grantee's Name Douglas Moore  
Mailing Address 2025 Oak Meadow Place Mailing Address 4 Red Fox Run  
Birmingham, AL 35242 Shoal Creek  
AL 35242  
Property Address 4 Red Fox Run Date of Sale 11-15-12  
Shoal Creek Total Purchase Price \$ 472,000  
AL 35242 or 11-15-12  
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 11-15-12

Print Douglas Moore

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF November, 2012.



20121129000456590 3/3 \$420.00  
Shelby Cnty Judge of Probate, AL  
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NOTARY PUBLIC