

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Jeannine Joiner**  
461 Hwy 333  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY THREE THOUSAND DOLLARS and NO/00 (\$93,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Otis H. Moore, Sr., a single man, (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Jeannine Joiner, (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for legal description.*

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2017.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in instrument # 1997-33204. The other Grantee Doris M. Moore having died on 29 May 2000.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

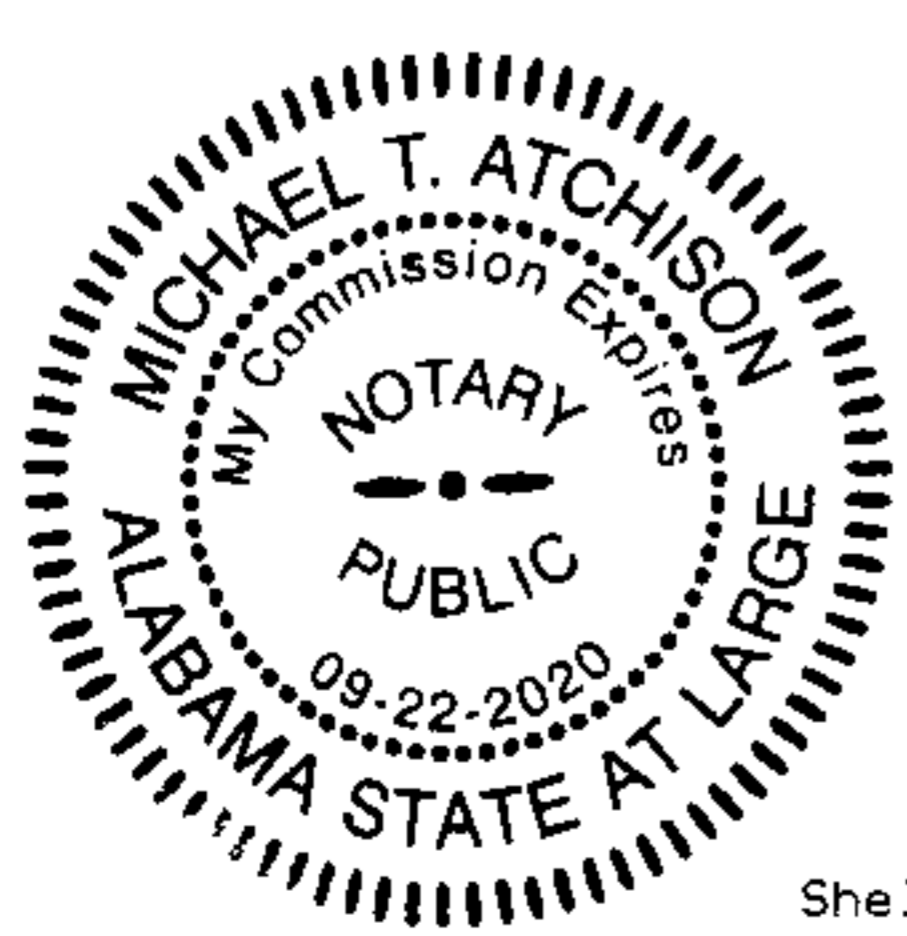
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10th day of Aug, 2017.

Otis H. Moore Sr  
**Otis H. Moore, Sr.**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

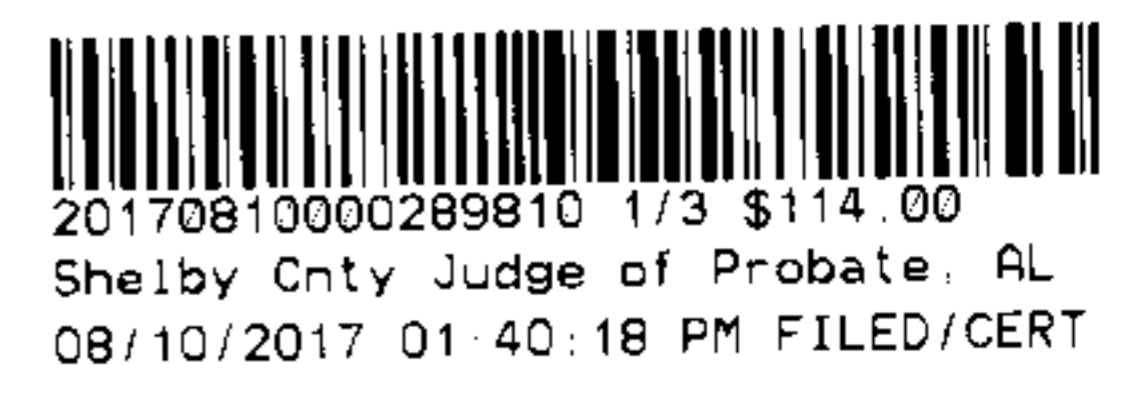
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Otis H. Moore, Sr.**, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of Aug, 2017.



Mike T. Atchison  
Notary Public  
My Commission Expires: 09/22/20

Shelby County, AL 08/10/2017  
State of Alabama  
Deed Tax: \$93.00



**Exhibit A Legal Description**

*5 acres, more or less, out of Northeast corner of Northwest ¼ of Northwest ¼ of Section 28, Township 19, Range 1 East, described as follows, begin at the NE corner of the NW ¼ of the NW ¼ of Section 28, Township 19, Range 1 East, and run West along the North line of said 40 A, and along the right of Florida Short Rout road being the same line 420 feet; thence South 525 feet; thence East 420 feet to the intersection of East line of said 40; thence North 525 feet to point of beginning.*



20170810000289810 2/3 \$114.00  
Shelby Cnty Judge of Probate, AL  
08/10/2017 01:40:18 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Otis H. Moore Sr.  
Mailing Address 4661 Hwy 333  
Columbiana, AL 35051

Grantee's Name Jeannine Joiner  
Mailing Address 4661 Hwy 333  
Columbiana, AL 35051

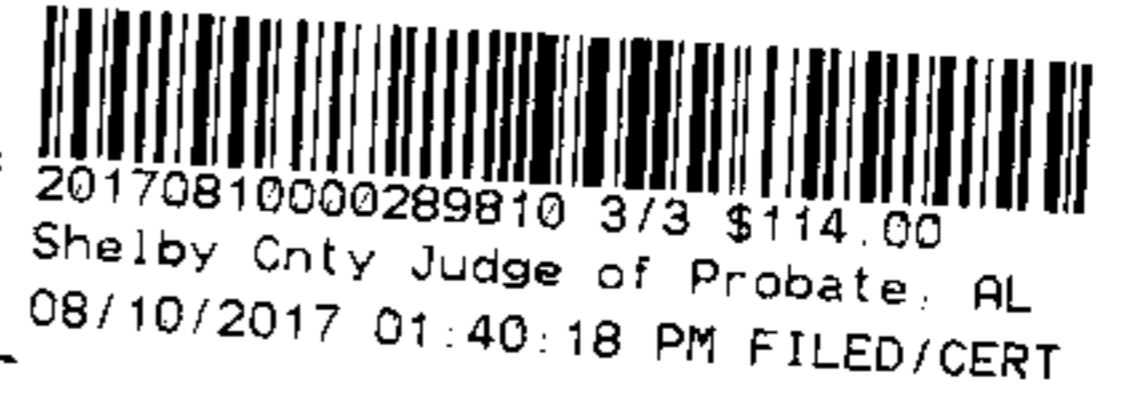
Property Address 5045 Old Hwy 280  
Westover AL 35147

Date of Sale 8-10-17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 93,000.00

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 Assessor's Value

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 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 8-10-17

Print Mike T. Atchison  
Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one

Unattested  
(verified by)