

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Jessica L. Manfredi  
249 Indian Forest Trail  
Indian Springs Village, AL 35124

**GENERAL WARRANTY DEED**

**20190916000339930**  
**09/16/2019 03:31:51 PM**  
**DEEDS 1/2**

STATE OF ALABAMA )

\*\* Husband and Wife

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Ninety-Nine Thousand And No/100 Dollars (\$299,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Gary L. Moon and Kathleen M. Moon, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jessica L. Manfredi (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 21, Block 3, according to the Survey of Indian Forest Estates, Second Sector, as recorded in Map book 6, Page 11, in the Probate Office of Shelby County Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$284,050.00 executed and recorded simultaneously herewith.

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 simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this 4<sup>th</sup> day of September, 20 19.

Gary L. Moon  
Gary L. Moon

Kathleen M. Moon  
Kathleen M. Moon

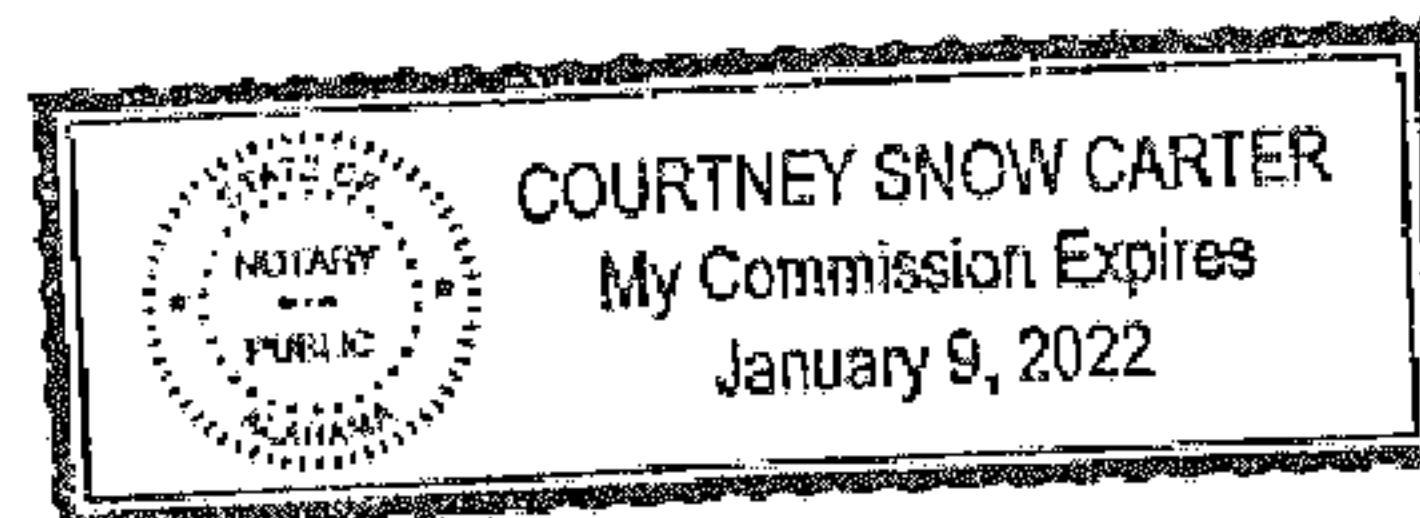
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary L. Moon and Kathleen M. Moon whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 4<sup>th</sup> day of September, 20 19.

Courtney Snow Carter  
Notary Public

My 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	Gary L. Moon and Kathleen M. Moon	Grantee's Name	Jessica L. Manfredi
Mailing Address	249 Indian Forest Trail Indian Springs Village, AL 35124	Mailing Address	249 Indian Forest Trail Indian Springs Village, AL 35124
Property Address	249 Indian Forest Trail Indian Springs Village, AL 35124	Date of Sale	September 4, 2019
		Total Purchase Price	\$299,000.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 - Gary L. Moon and Kathleen M. Moon, 249 Indian Forest Trail, Indian Springs Village, AL 35124.

Grantee's name and mailing address - Jessica L. Manfredi, 249 Indian Forest Trail, Indian Springs Village, AL 35124.

Property address - 249 Indian Forest Trail, Indian Springs Village, AL 35124

Date of Sale - September 4, 2019.

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.

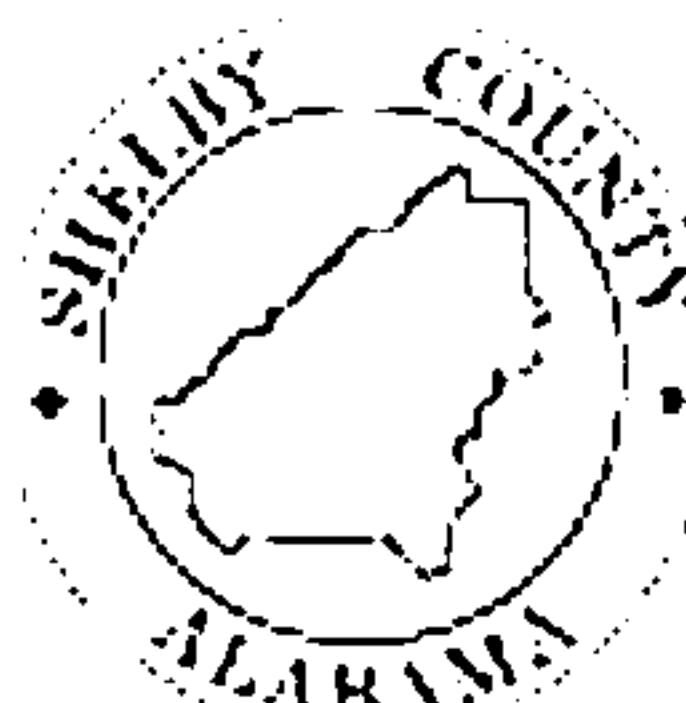
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: September 4, 2019

Sign Courtney Carter  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/16/2019 03:31:51 PM  
\$40.00 CATHY  
20190916000339930

*Allen S. Bayl*