



20240419000114610 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/19/2024 02:56:05 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Lewis Team, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29658

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)**, 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, **Andrew B. Moore and Diane M. Moore**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lewis Team, LLC**, (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.


\$229,000.00 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 18th day of April, 2024.


Andrew B. Moore



Diane M. Moore

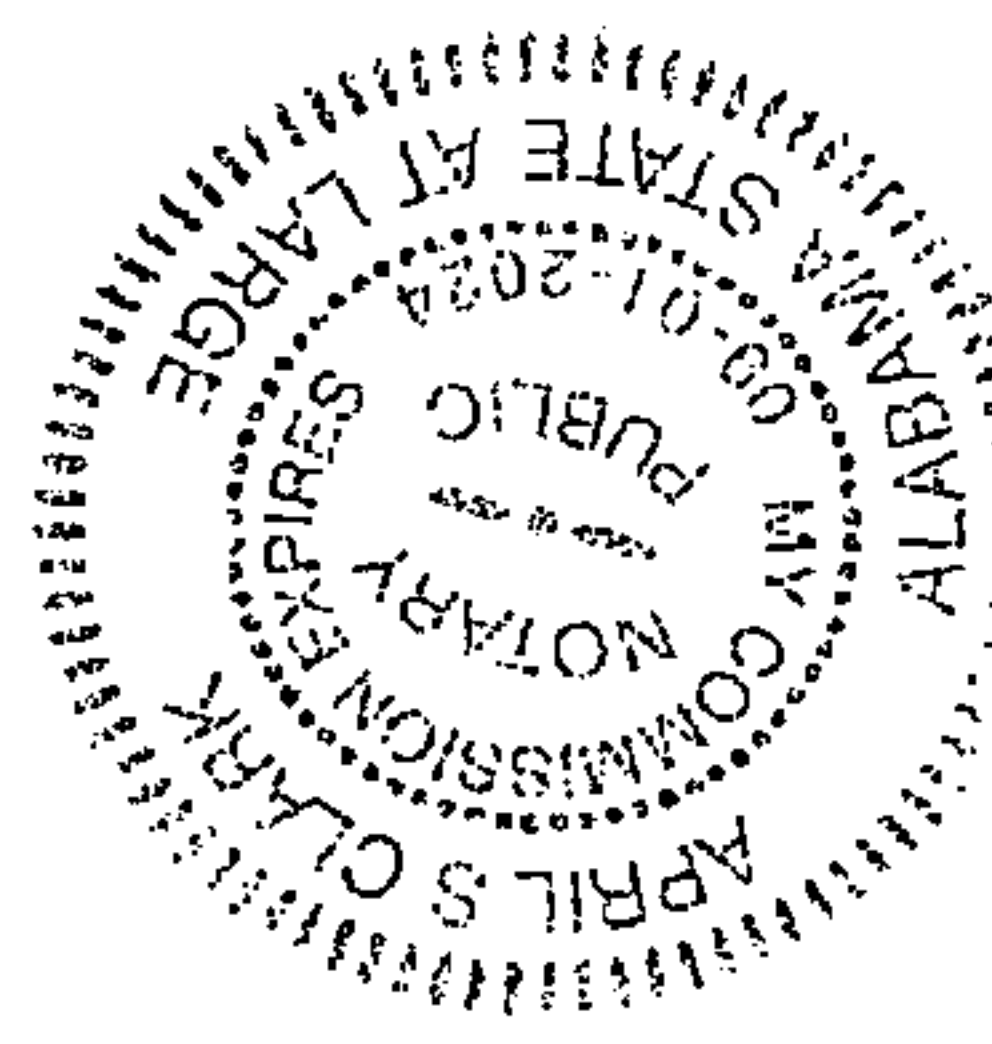
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Andrew B. Moore and Diane M. Moore, 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 18th day of April, 2024.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024





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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West and run in a southerly direction along the West boundary line of said Section 25 a distance of 1586.75 feet to a point; thence turn an angle of 110 degrees 21 minutes 18 seconds to the left and run easterly a distance of 422.52 feet to an iron pin, being the point of beginning of the parcel of land herein described; thence continue along the same line of direction, being along the North margin of East College Street, for a distance of 100.32 feet to a point, iron pin; thence turn an angle of 73 degrees 48 minutes 42 seconds to the left and proceed northerly along the West boundary line of the Nichols Lot for a distance of 242.66 feet to a point, iron pin; thence turn an angle of 96 degrees 18 minutes 25 seconds to the left and proceed westerly along the South boundary line of the Sullivan Lot for a distance of 100.09 feet to a point, iron pin; thence turn an angle of 84 degrees 23 minutes 07 seconds to the left and proceed in a southerly direction along the East boundary line of the Niven Lot for a distance of 259.65 feet to the point of beginning; being in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Andrew B. Moore
Diane M. Moore
Mailing Address 30535 Hwy 25
Wilsonville AL 35056
Property Address 210 College St.
Columbiana, AL 35051

Grantee's Name Lewis Team, LLC
Mailing Address 1401 Doug Baker Blvd
See 107 541
Bham AL 35242
Date of Sale April 18, 2024
Total Purchase Price \$230,000.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 April 18, 2024

Print Andrew B. Moore

☐ Unattested

(verified by)

Sign

Andrew B. Moore

(Grantor/Grantee/Owner/Agent) circle one