

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Kenneth L. Moore  
321 Hidden Creek Trail  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Marcia Moore Berck, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kenneth L. Moore** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 227, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 4<sup>th</sup> day of September, 2012.

\_\_\_\_\_ *[Signature]*

*Marcia Moore Berck*  
\_\_\_\_\_  
Marcia Moore Berck

STATE OF ALABAMA  
COUNTY OF *Jefferson*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marcia Moore Berck, a married woman** whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4 day of September, 2012.

*Carla J. Barlow*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES: 11/01/2013



# Real Estate Sales Validation Form

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

Grantor's Name Marcia Moore Berck  
Mailing Address 229 Woodbury Dr.  
Sterrett, AL 35147

Grantee's Name Kenneth L. Moore  
Mailing Address 321 Hidden Creek Trail  
Pelham, AL 35124

Property Address 321 Hidden Creek Trail  
Pelham, AL 35124

Date of Sale 9-4-2012  
Total Purchase Price \$ \_\_\_\_\_

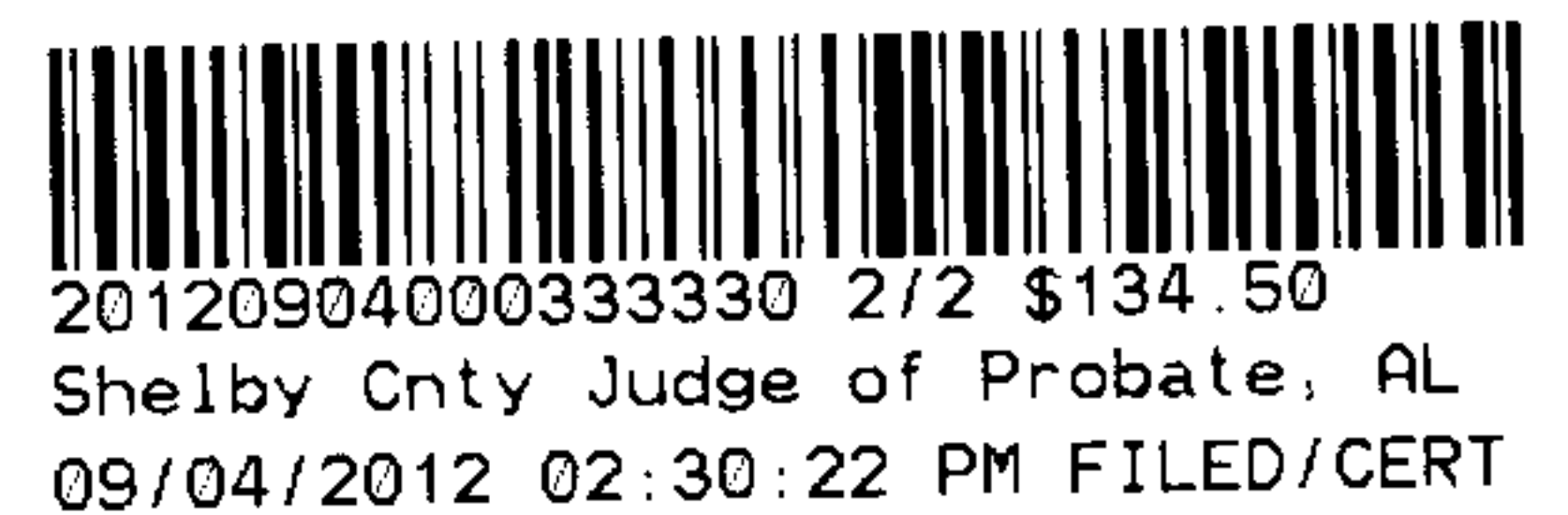
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 119,400.00

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 \_\_\_\_\_



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 9-4-2012

Print Kenneth L. Moore

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Sign Kenneth L. Moore  
(Grantor/Grantee/Owner/Agent) circle one

*Signed before me 9-4-12*  
*Carla J. Barlow - Notary*

Print Form

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: NOV 1, 2013

Form RT-1