

Send tax notice to: Katherine Moore, 40 Saxon Lane, Calera, Al. 35040

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-nine thousand nine hundred and no/100 (\$89,900.00) Dollars** 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,

Donald E. Sisk, Jr., an unmarried man, whose mailing address is:

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Katherine Moore and Lance Moore, whose mailing address is:

40 Saxon Lane ; Calera, AL 35040

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is 40 Saxon Lane, Calera, Alabama 35040 to-wit:

Lot 33, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$81,298.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 27th day of August, 2012.

Donald E. Sisk Jr by and through his Agent [Signature] (Seal)

DONALD E. SISK, JR. BY AND THROUGH HIS AGENT
JOSHUA SMITHERMAN

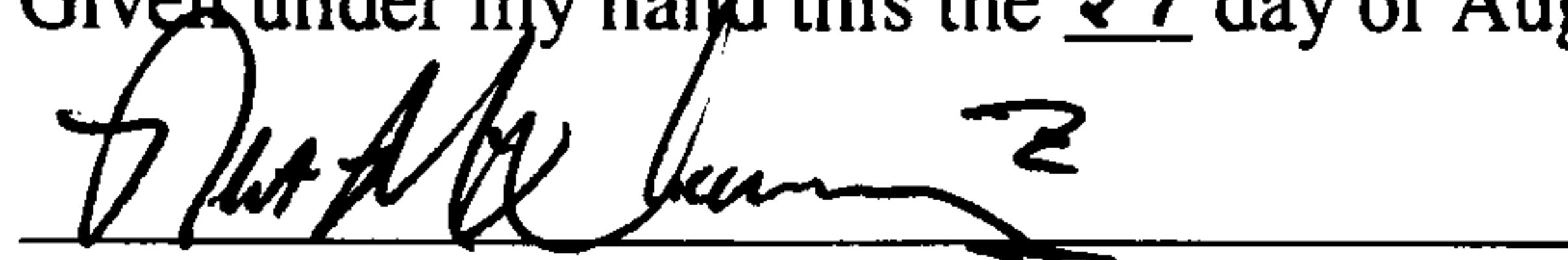
Shelby County, AL 09/20/2012
State of Alabama
Deed Tax:\$9.00


20120920000359080 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
09/20/2012 12:49:48 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

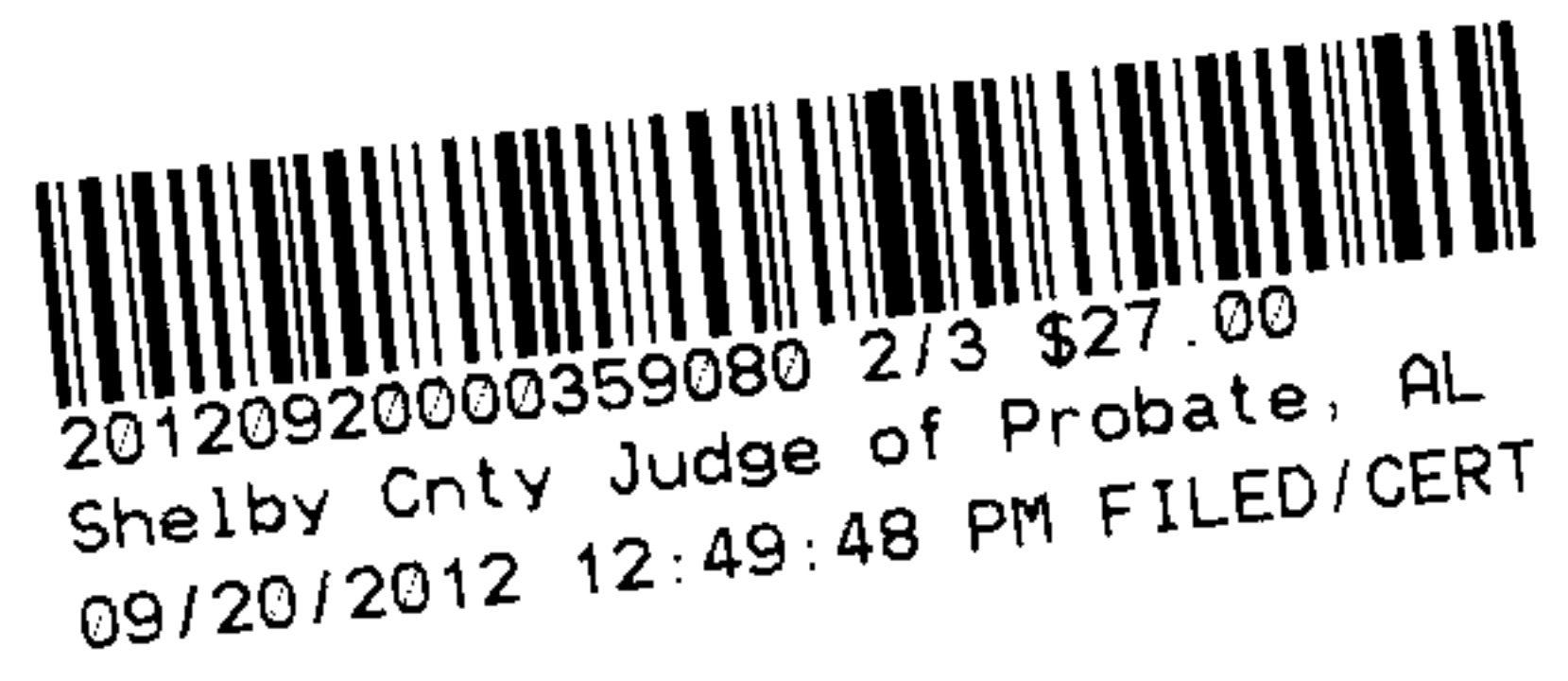
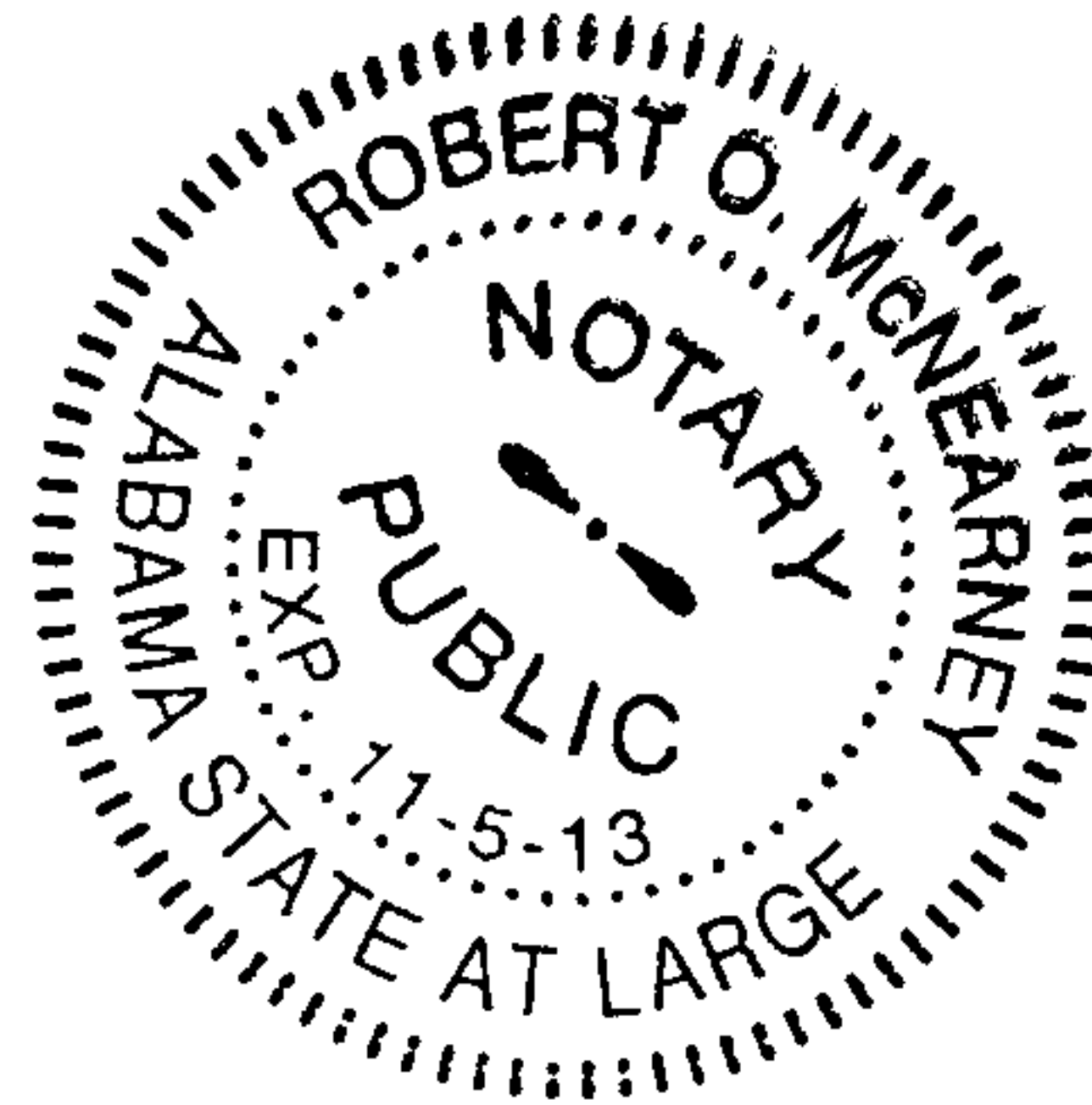
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Joshua Smitherman under Specific Durable Power of Attorney for Donald E. Sisk, Jr. an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Agent under Specific Durable Power of Attorney for Donald E. Sisk, Jr. has executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of August, 2012



NOTARY PUBLIC

My commission expires: 11/5/2013



Real Estate Sales Validation Form

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

Grantor's Name Donald E. Sisk, Jr
Mailing Address P.O. Box 367
Mountain Home, TN.
37684

Grantee's Name Katherine Moore
Mailing Address 40 Saxon Ln
Calera, Az 35040

Property Address _____

Date of Sale 8/27/12
Total Purchase Price \$ 89,900
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 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 _____

Print _____

☐ Unattested

☒ Sign Donald E. Sisk, Jr by and through his Agent [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20120920000359080 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
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Form RT-1