

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20130509000192460 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/09/2013 11:16:50 AM FILED/CERT

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: **Willie J. Moore**
Willie M. Moore
150 Montgomery Street
Montevallo, AL 35115

MINIMUM VALUE: \$3,000.00 (1/2)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Willie J. Moore and wife, Willie M. Moore, whose address is 150 Montgomery Street, Montevallo, Alabama 35115

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

Willie J. Moore and wife, Willie M. Moore, whose address is 150 Montgomery Street, Montevallo, Alabama 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Parcel 1:

Commence at the NW corner of the SW ¼ of §3, Twp 24N, R12E; then run E along ¼ line 652 feet to the point of beginning: Thence continue along said line 75 feet; thence S 150 feet; thence W 75 feet; thence N 150 feet to the point of beginning, all located in §3, Twp24N, R12E, Shelby County, Alabama.

Parcel 2:

Part of Lot 1 and Lot 8 in Block "B" of the Reynolds Addition to South Montevallo, according to the map or plat thereof entitled "Map of South Montevallo", as surveyed by E. E. Todd, a Civil Engineer, of a portion of the NE ¼ of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama, as recorded in Map Book 3 at page 41, in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

A rectangular lot 50 feet by 140 feet situated as follows:

Beginning at a point 100 feet in a Northerly direction from the Northwest corner of the intersection of White and Sanford Streets on Western boundary of Sanford Street; thence in a Westerly direction perpendicular to the said Sanford Streets 140 feet; thence in a Northerly direction parallel to Sanford Street 50 feet; thence in an Easterly direction along the border to the Allen property 140 feet to Sanford Street; thence in a Southerly direction along the Western boundary of Sanford Street to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Easements and restrictions of record and subject to current taxes.

Shelby County, AL 05/09/2013
State of Alabama
Deed Tax: \$3.00

SOURCE OF TITLE: Instrument No. 2000-42041 (Parcel 1) and Instrument No. 1993-36925 (Parcel 2).

ONE-HALF OF MINIMUM VALUE IS USED FOR DEED TAX PURPOSES RELATING TO PARCEL ONE HEREINABOVE DESCRIBED, AS WILLIE J. MOORE IS CONVEYING AN UNDIVIDED ONE-HALF INTEREST TO HIS WIFE. ADDITIONALLY, BOTH GRANTEES ALREADY OWN THE ENTIRE INTEREST IN PARCEL 2 HEREINABOVE DESCRIBED AND ARE SIMPLY TRANSFERING SAID PROPERTY TO A SURVIVORSHIP DEED.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of May, 2013.

Willie J. Moore
Willie J. Moore


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Willie M. Moore
Willie M. Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Willie J. Moore and Willie M. Moore**, 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 that same bears date.

Given under my hand and official seal, this the 8th day of May, 2013.

MAJ
Notary Public
My Commission Expires: 08/13/13

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Willie J. Moore
Mailing Address Willie M. Moore
150 Montgomery Street
Montevallo, AL 35115

Grantee's Name Willie J. Moore
Mailing Address Willie M. Moore
150 Montgomery Street
Montevallo, AL 35115

Property Address N/A

Date of Sale May 8, 2013
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 3,000.00 (1/2)

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
X Other Tax Assessment Records

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).

Verified by: Mitchell A. Spears

Print Willie J. Moore

Sign Willie J. Moore
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 8th day of May, 2013.

MAS
Notary Public
My commission expires: 28/3/13


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