


Prepared by:
Massey Stotser & Nichols PC
Massey, Stotser & Nichols, P.C.
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20131350

Send Tax Notice To:
Whitney Beysselance Moro Kevin
Daniel Moro
4024 Cahaba Lake Circle
Hoover, AL 35216

CORPORATION WARRANTY DEED
Joint Tenancy With Right of Survivorship


20131220000486670 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
12/20/2013 11:38:45 AM FILED/CERT

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Thirty Three Thousand Nine Hundred Five Dollars and Fifty Cents (\$333,905.50)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Harris Doyle Homes, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Whitney Beysselance Moro and Kevin Daniel Moro (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama, to-wit:

Lot 79, according to the Final Plat for Multi-Vest, Inc.'s Addition to Bent River - Phase IV, as recorded in Map Book 42, Page 125, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$317,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Russ Doyle, as Co-President who is/are Authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December, 2013.

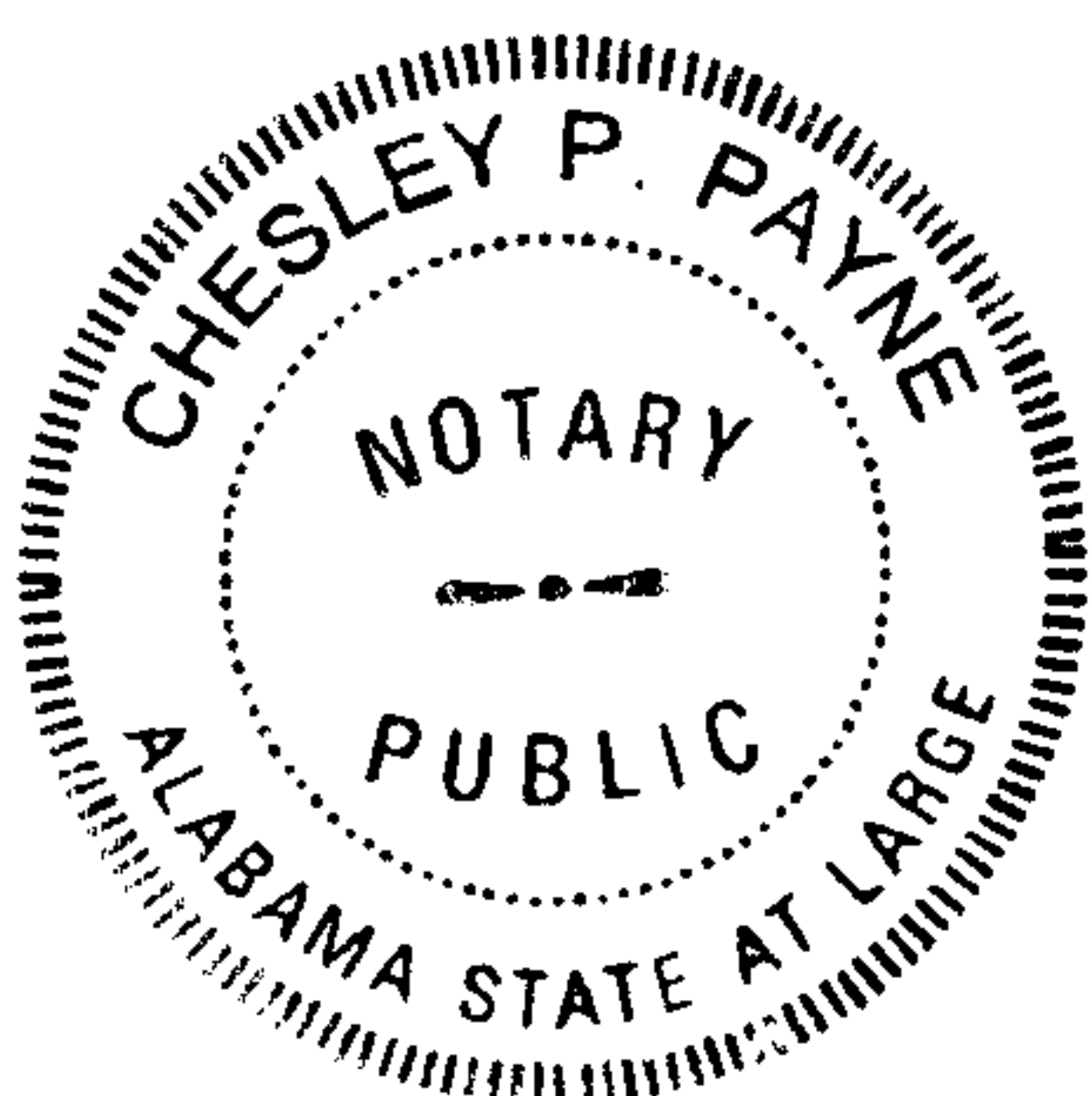
Harris Doyle Homes, Inc.

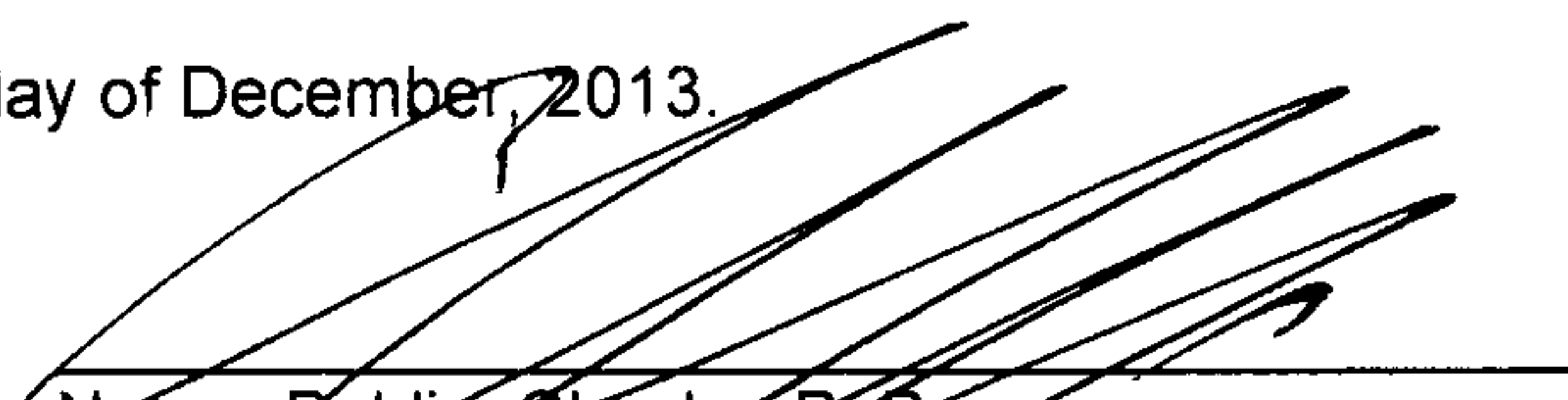
By: 
Russ Doyle, Co-President

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Russ Doyle, whose name as Co-President of Harris Doyle Homes, Inc. a corporation, 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 the conveyance, he/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18th day of December, 2013.




Notary Public: Chesley P. Payne
My Commission Expires: August 02, 2015


Real Estate Sales Validation Form

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

Grantor's Name	Harris Doyle Homes, Inc.	Grantee's Name	Whitney Beysselance Moro Kevin Daniel Moro
Mailing Address	3108 Blue Lake Drive, Suite 200 Vestavia Hills, Alabama 35216	Mailing Address	3310 Wood Drive Circle, NE Birmingham, Alabama 35215
Property Address	4024 Cahaba Lake Circle Hoover, Alabama 35216	Date of Sale	December 18, 2013
		Total Purchase Price	\$333,905.50
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	



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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.

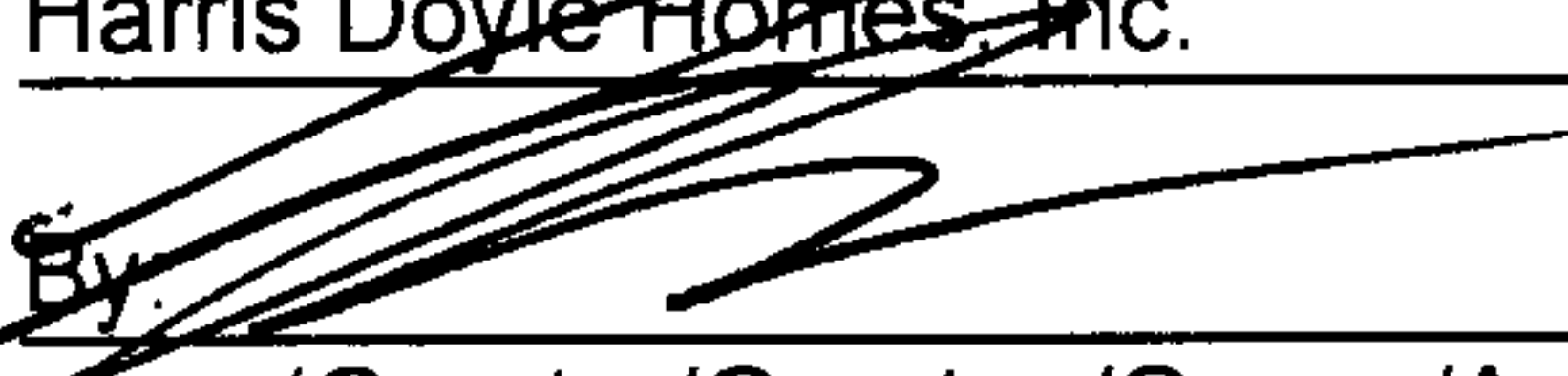
Date of Sale - the date on which interest to the property was conveyed.

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	December 18, 2013	Print	Harris Doyle Homes, Inc.
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one Russ Doyle, Co-President

Q-2-15

Shelby County, AL 12/20/2013
State of Alabama
Deed Tax: \$17.00

