

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

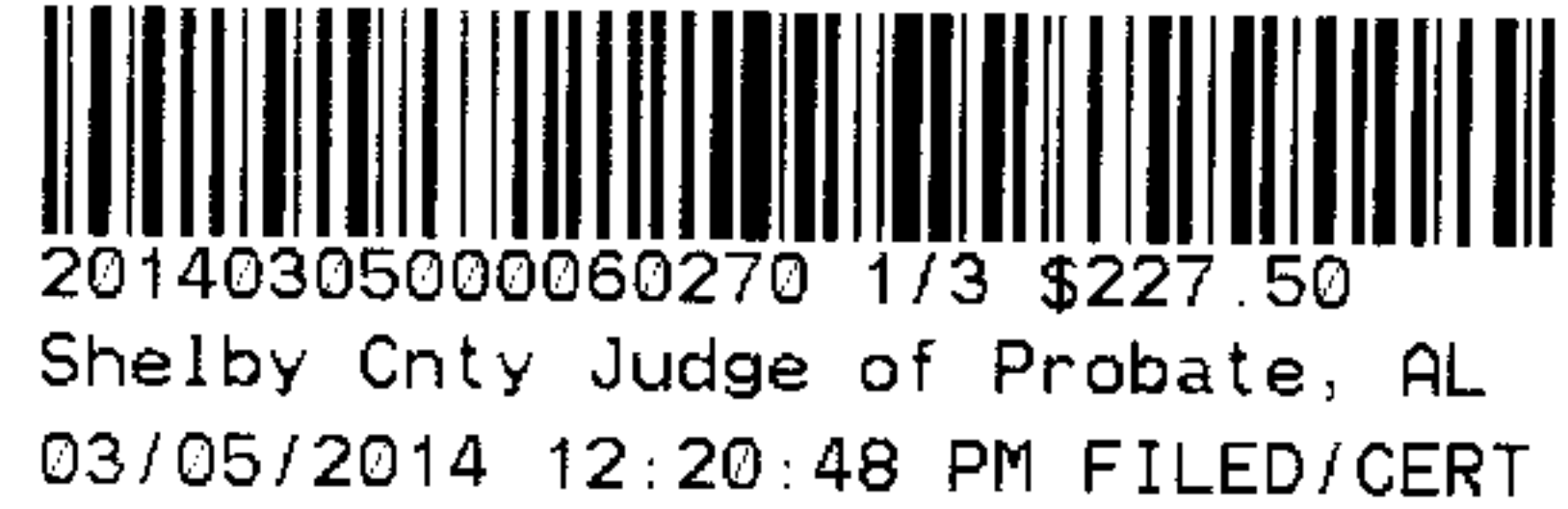
Penny Moore Russ/Chandal Ashlyn Phillips

2494 Highway 71

Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection (\$1.00)**, the Total Market Value of which is \$207,060.00, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, in hand paid to the undersigned Grantor, by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Patsy Brasher Moore, an unmarried woman
whose mailing address is 2494 Highway 71, Shelby, Alabama 35143

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Penny Moore Russ and Chandal Ashlyn Phillips
whose mailing address is 2494 Highway 71, Shelby, Alabama 35143

(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:

2494 Highway 71, Shelby, AL 35143, to-wit:

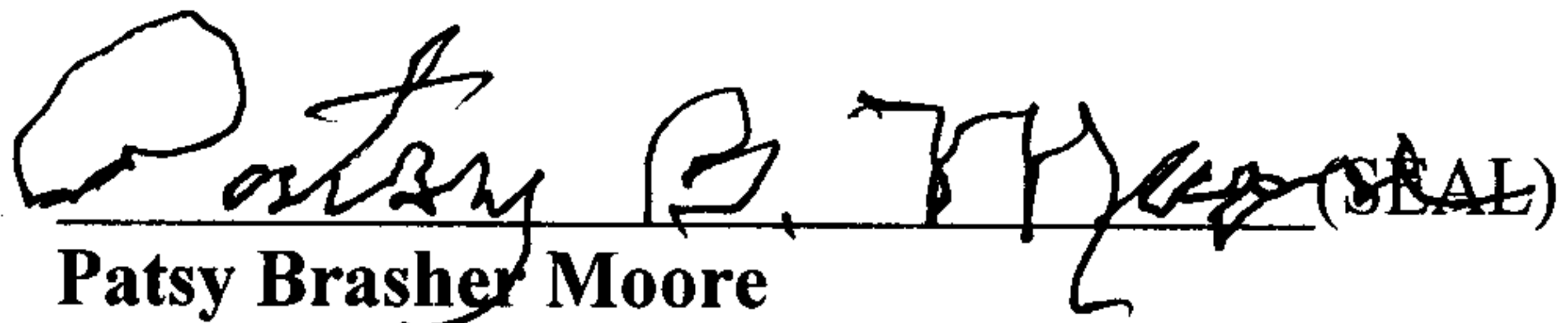
Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 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 8 day of January, 2014.


Patsy Brasher Moore

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patsy Brasher Moore**, an unmarried 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of January, 2014.

Shelby County, AL 03/05/2014
State of Alabama
Deed Tax: \$207.50

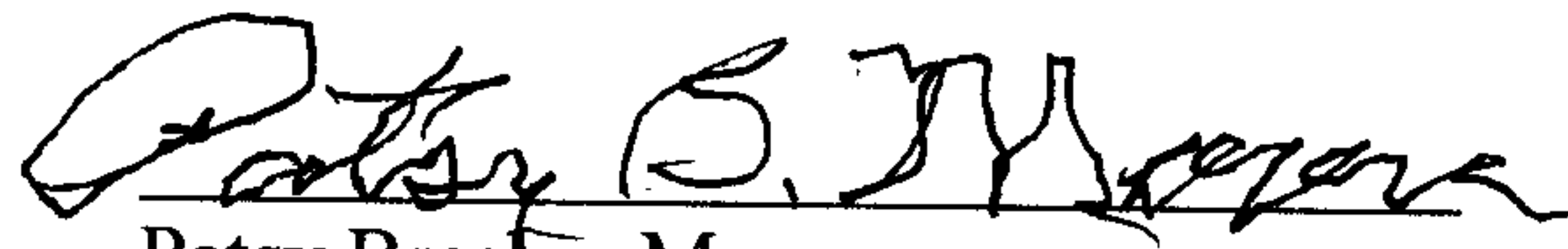

Paula Head (SEAL)
Notary Public

Exhibit "A"

All of the S1/2 of the SW1/4 of the NE 1/4 of Sec. 13, Township 24 North, Range 15 East, less and except Parcel 1 and Parcel 2, as recorded in deed from Flora Etress to Josephine W. Etress in Deed Book 264, Page 498, in the Probate Office of Shelby County, Alabama. Also less and except a lot recorded in Deed Book 274, Page 201, in said Probate Office, from Flora Etress to Luke Jones and wife, Elsie Faye Jones. Also less and except the Johnnie W. Thomas lot as recorded in Deed Book 266, Page 833, in said Probate Office. Also less and except a lot sold to Johnnie W. Thomas described as follows: Begin at the SE corner of the SW 1/4 of the NE1/4 of Sec. 13, T-24-N, R-15-E, thence run North along the East line of said 1/4 1/4 section, a distance of 655.20 feet, thence turn an angle of 93 deg. 29 min. to the left and run a distance of 462.73 feet to the point of beginning. Thence continue in the same direction a distance of 139.50 feet, thence turn an angle of 118 deg. 28 min. to the left and run a distance of 390.18 feet to the NW R.O.W. Line of a County Highway. Thence turn an angle of 96 deg. 47 min. to the left, to the Tangent of a R.O.W. curve, and run Northeasterly along said R.O.W. curve, (whose Delta Angle is 6 deg. 57 min. to the left, Tangent distance is 62.43 feet, Radius is 1,025.85 feet, Length of Arc is 124.80 feet) to the corner of said Johnnie W. Thomas lot as recorded in Deed Book 266, Page 833, in said Probate Office. Thence turn an angle of 76 deg. 16 min. to the left from Tangent to said curve, and run along said lot line a distance of 301.50 feet to the point of beginning. Also less and except the East 440.00 feet of the said S1/2 of the SW1/4 of the NE1/4 of Sec. 13, T-24-N, R-15-E, lying South and East of said county road.

ALSO EXCEPT paved county highway R.O.W.

SIGNED FOR IDENTIFICATION:


Patsy Brasher Moore


20140305000060270 2/3 \$227.50
Shelby Cnty Judge of Probate, AL
03/05/2014 12:20:48 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Patsy Brasher Moore
Mailing Address 2494 Hwy 71
Shelby, AL 35143

Grantee's Name Penny Moore Russ
Mailing Address Chandal Ashlyn Phillips
2494 Hwy 71
Shelby, AL 35143

Property Address ~~101 Hwy 71, Shelby, AL 35143~~
2494 Hwy 71, Shelby, AL 35143

Date of Sale 01-8-2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$207,060.00

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 Based on Total Market Value on file in the
Office of the Shelby County Property Tax Commissioner

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 01-8-2014

Print Penny Moore Russ

☒ Unattested

(verified by)

Sign

(Signature)
Grantee/Owner/Agent/Attorney

Form RT-1



20140305000060270 3/3 \$227.50
Shelby Cnty Judge of Probate, AL
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