



20150206000039930 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/06/2015 11:33:24 AM FILED/CERT

This instrument was prepared by:

(Name) Joseph E. Walden, Attorney  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:

(Name) Elaine D. Moore  
(Address) 265 Hwy. 343  
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA       }  
SHELBY COUNTY       } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and 00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we,

James William Moore and wife, Elaine D. Moore

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

Joseph A. Moore and Catherine M. Brown

(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:

**See attached Exhibit "A" for legal description**

This Deed prepared without benefit of title abstract or examination at grantees and grantors request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

The grantee herein, Elaine D. Moore, reserves unto herself a life estate for her use and benefit.

This deed is executed by Elaine D. Moore on behalf of James William Moore, pursuant to that certain General Durable Power of Attorney executed by James W. Moore, a.k.a. James William Moore, on January 14, 2011 and recorded in the Office of the Probate Judge of Shelby County, Alabama, as Instrument #20150205000038930.

TO HAVE AND TO HOLD, To the said GRANTEE, 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 of such survivor forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, We have hereunto set our hand(s) and seal(s), this 6<sup>th</sup> day of February, 2015.

WITNESS

James William Moore (Seal) Elaine D. Moore (Seal)  
James William Moore by Elaine D. Moore, pursuant to that certain General Durable Power of Attorney executed by James W. Moore, a.k.a. James William Moore, on January 14, 2011

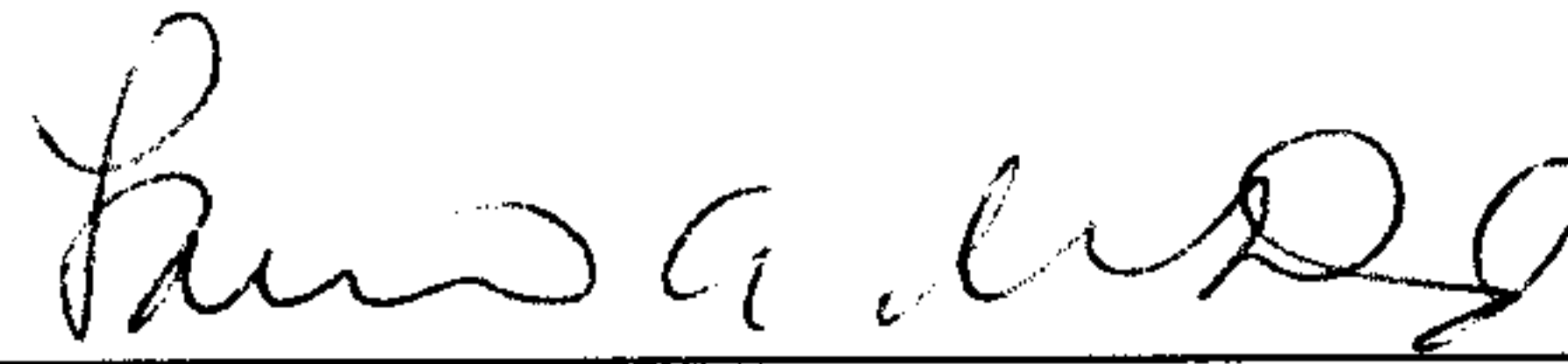
STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that James William Moore by Elaine D. Moore, pursuant to that certain General Durable Power of Attorney executed by James W. Moore, a.k.a. James William Moore, on January 14, 2011 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 6<sup>th</sup> day of February, 2015.

Shelby County, AL 02/06/2015  
State of Alabama  
Deed Tax: \$10.00

**Laurie A. Walden**  
**My Commission Expires:**  
**July 8, 2017**



My Commission Expires:

Notary Public

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Elaine D. Moore 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 6th day of February, 2015.

**Laurie A. Walden**  
**My Commission Expires:**  
**July 8, 2017**



My Commission Expires:

Notary Public



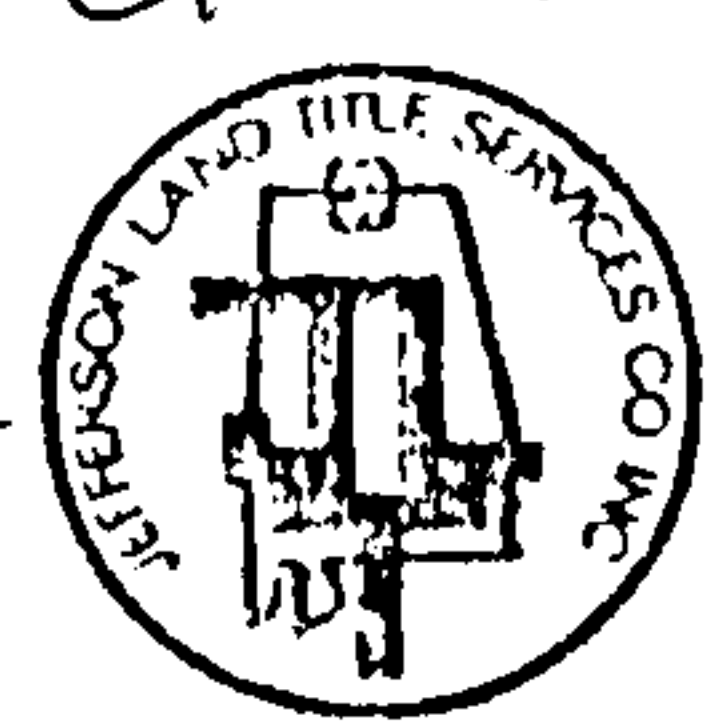
20150206000039930 2/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/06/2015 11:33:24 AM FILED/CERT



Exhibit A

This instrument was prepared by

(Name) Harrison and Conwill  
P.O. Box 557  
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.  
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

4618

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
H.E. Niven and wife, Bertha B. Niven and Mabel M. Smith, a widow

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

James W. <sup>William</sup> Moore and Elaine D. Moore

(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, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 22, Township 21 South, Range 1 West, being an iron pin with concrete monument (Gulf States Corner). being the point of beginning of the parcel of land herein described: thence proceed in a Northerly direction along the West boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 450.0 feet to a point; thence turn 106 deg. 27 min. to the right and run 332.05 feet to a point; thence turn 86 deg. 25 min. 30 sec. to the right and run 266.42 feet to a point; thence turn 14 deg. 55 min. to the left and run 94.58 feet to a point, being a point on the South boundary line of aforementioned  $\frac{1}{4}$ - $\frac{1}{4}$  Section: thence turn 91 deg. 40 min. to the right and proceed along said South boundary line for a distance of 262.30 feet to the point of beginning. Said parcel is lying in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 22, Township 21 South, Range 1 West, and contains 2.636 acres.

33  
PAGE  
309  
BOOK

20150206000039930 3/4 \$33.00  
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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 of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 23<sup>rd</sup> day of November, 1977.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

H.E. Niven (Seal)  
Bertha B. Niven (Seal)  
Mabel M. Smith (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that H.E. Niven and wife, Bertha B. Niven 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 the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of November, A. D. 1977.  
Harrison and Conwill



# Real Estate Sales Validation Form

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

Grantor's Name Elaine D Moore Grantee's Name Catherine M. Brown  
Mailing Address 265 Hwy 343 Mailing Address 263 Hwy 343  
Columbiana, AL 35051 Columbiana, AL  
35051

Property Address Same Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 10,000

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 2-6-15 Print Elaine D. Moore  
Unattested Sign Elaine D. Moore  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1