

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
James R. Terrell and Ashley K. Shirley
801 6th Avenue SW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Douglas Casey Moore, Personal Representative of the Estate of Wilda S. Moore, deceased (Shelby County, Alabama, Probate Case No. PR-2014-000210) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James R. Terrell and Ashley K. Shirley (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixteen Thousand Four Hundred And No/100 Dollars (\$116,400.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Three Thousand Six Hundred And No/100 Dollars (\$3,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 23, 2015.

The Estate of Wilda S. Moore, deceased

BY: Douglas Casey Moore Personal Representative
Douglas Casey Moore, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas, Casey Moore, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Wilda S. Moore, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Estate.

Given under my hand and official seal on 23rd day of March, 2015.

Cassy L. Dailey
Notary Public
My commission expires:



EXHIBIT "A"

Lot 3, Block 1, and the East 150 feet of Lot 5, Block 1, Fall Acres Subdivision, a map or plat of which is recorded in Map Book 4, at Page 36, in the Probate Office of Shelby County, Alabama, according to the survey of David D. McKinney, Alabama Registered No. 30350, survey dated 02/20/2015.

20150324000092780 03/24/2015 02:09:24 PM DEEDS 2/3

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20150324000092780 03/24/2015 02:09:24 PM DEEDS 3/3

Grantor's Name The Estate of Wilda S. Moore,
deceased (Douglas Carey Moore,
as Personal Representative) Grantee's Name James R. Terrell and Ashley K. Shirley

Mailing Address 801 6th Avenue SW
Alabaster, AL 35007 Mailing Address 801 6th Avenue SW
Alabaster, AL 35007

Property Address 801 6th Avenue SW
Alabaster, AL 35007

Date of Sale March 23, 2015
Total Purchase Price \$120,000.00

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 - The Estate of Wilda S. Moore, deceased (Douglas Carey Moore, as
Personal Representative), 801 6th Avenue SW, Alabaster, AL 35007.

Grantee's name and mailing address - James R. Terrell and Ashley K. Shirley, 801 6th Avenue SW, Alabaster, AL
35007.

Property address - 801 6th Avenue SW, Alabaster, AL 35007

Date of Sale - March 23, 2015.

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 with 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: March 23, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/24/2015 02:09:24 PM
\$21.00 CHERRY
20150324000092780

