

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

SEND TAX NOTICE TO:
Christopher B. Moore and Linda L. Moore
146 Canyon Trail
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty-Four Thousand And No/100 Dollars (\$124,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, J. Christopher Boatwright, a married man, and Karen Everson, a married woman, formerly known as Karen A. Boatright (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher B. Moore and Linda L. Moore (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.

Lot 10, according to the Survey of Parkview Townhomes, Plat No. 1, as recorded in Map Book 28, Page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

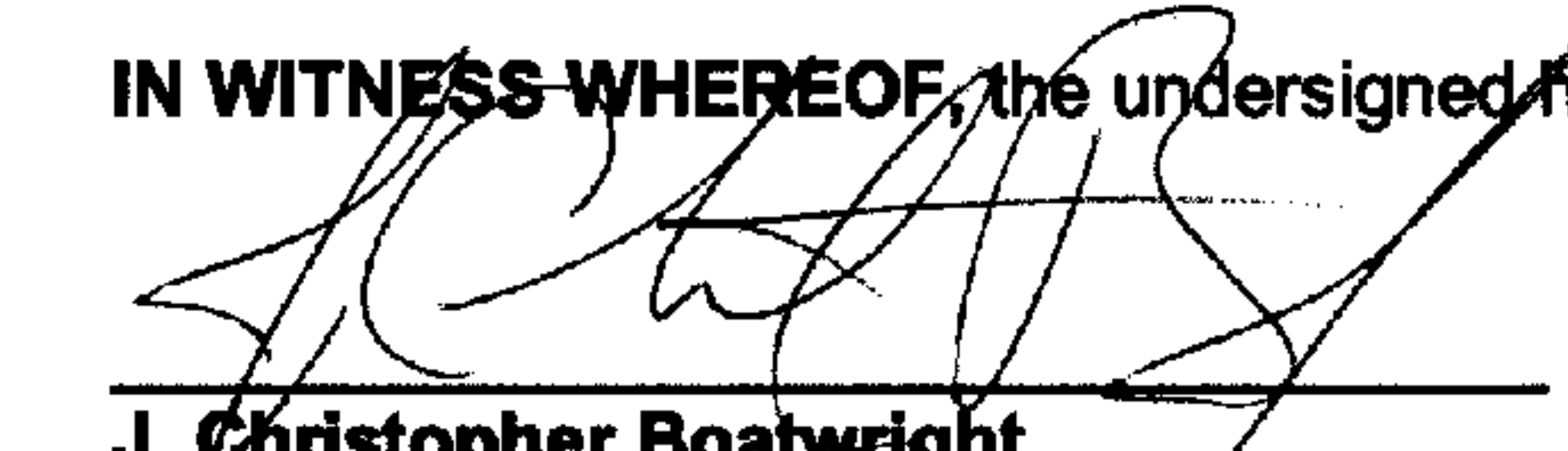
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Ninety-Nine Thousand Two Hundred And No/100 Dollars (\$99,200.00) 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 April 17, 2015.


J. Christopher Boatwright

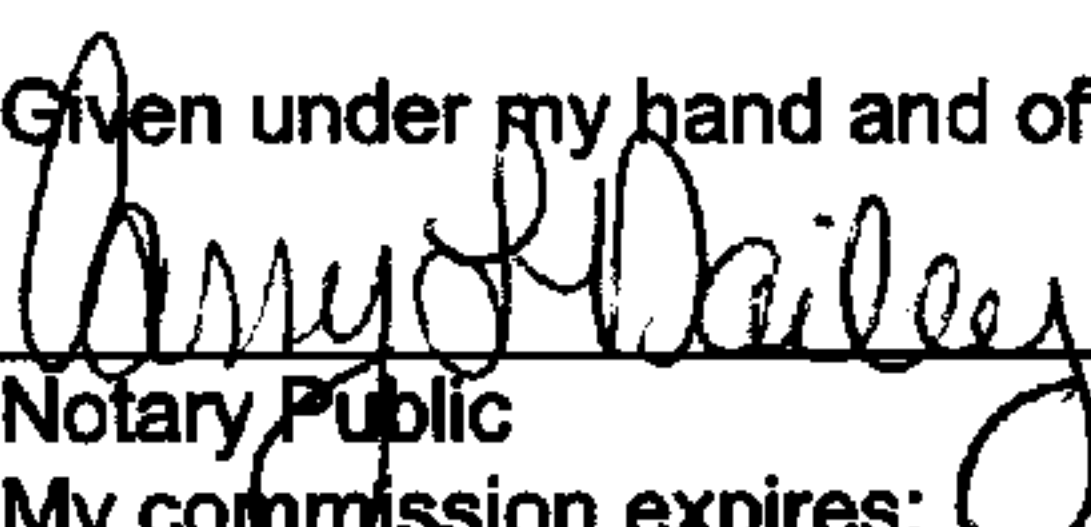

Karen Everson

***The above described property does not constitute the homestead of the any Grantor, nor that of his/her respective spouse, neither is it contiguous thereto.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Christopher Boatwright and Karen Everson, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 17th day of April, 2015.


Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	J. Christopher Boatwright and Karen Everson	Grantee's Name	Christopher B. Moore and Linda L. Moore
Mailing Address	146 Canyon Trail Pelham, AL 35124	Mailing Address	119 Highland Drive Columbiana, AL 35051
Property Address	146 Canyon Trail Pelham, AL 35124	Date of Sale	April 17, 2015
		Total Purchase Price	\$124,000.00
		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	☐ 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 - J. Christopher Boatwright and Karen Everson, 146 Canyon Trail, Pelham, AL 35124.

Grantee's name and mailing address - Christopher B. Moore and Linda L. Moore, 119 Highland Drive, Columbiana, AL 35051.

Property address - 146 Canyon Trail, Pelham, AL 35124

Date of Sale - April 17, 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 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: April 17, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/21/2015 08:49:28 AM
\$42.00 DEBBIE
20150421000128270

