

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

SEND TAX NOTICE TO:
Rachel Moore
209 Emerald Cv
Chelsea, AL 35043

20150528000175880
05/28/2015 12:31:24 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Cynthia Ann Kelley Frost aka Cynthia A. Frost and James Chester Kelley, III, the Co-Personal Representatives of the Estate of Linda P. Kelley, Shelby County, AL, Probate Case #PR-2014-000620 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rachel Moore and Timothy 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 19, according to the Survey of Emerald Parc Subdivision, as recorded in Map Book 29, page 47, as recorded in the Office of the Judge of Probate of 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.

Two Hundred Thirty-Three Thousand Seven And No/100 Dollars (\$233,007.00) 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 May 22, 2015.

Estate of Linda P. Kelley, deceased

BY: 

Cynthia A. Frost, Co-Personal Representative

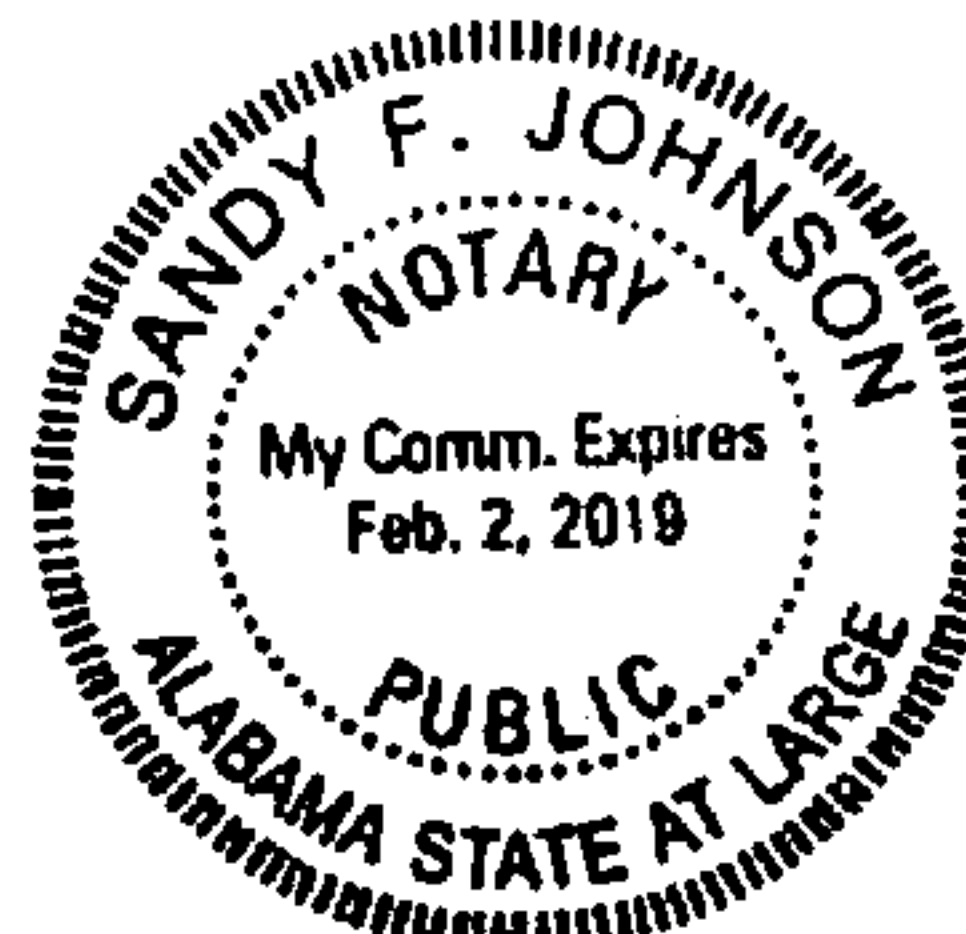
STATE OF ALABAMA
COUNTY OF CHILTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Ann Kelley Frost aka Cynthia A. Frost, whose name is signed to the foregoing conveyance as Co-Personal Representative of the Estate of Linda P. Kelley, 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 said Estate.

Given under my hand and official seal on the 22nd day of May, 2015.


Notary Public

My commission expires:



BY: James Chester Kelley, III Co-Personal Rep
James Chester Kelley, III, Co-Personal Representative

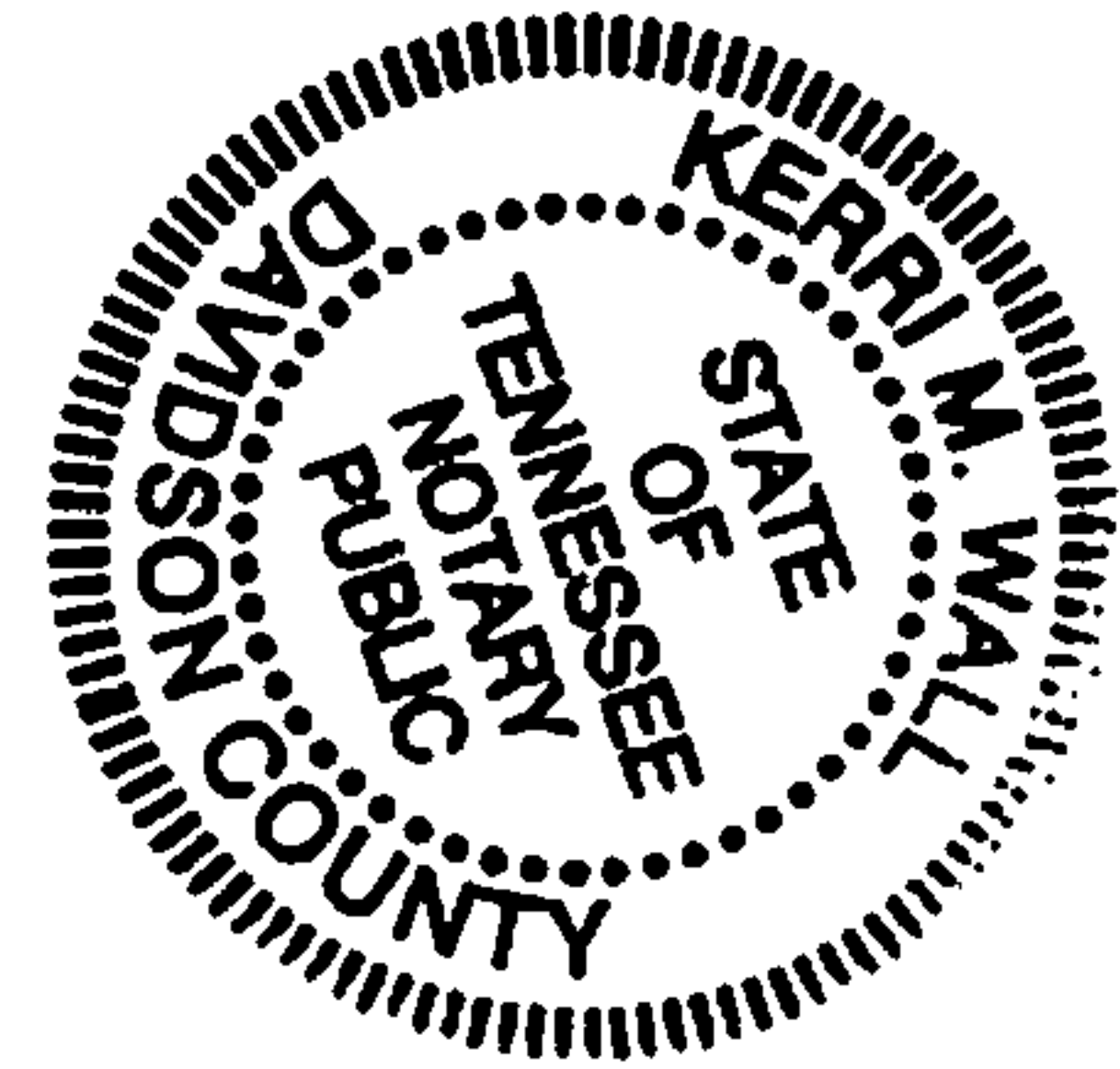
STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Chester Kelley, III, whose name is signed to the foregoing conveyance as Co-Personal Representative of the Estate of Linda P. Kelley, 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 said Estate.

Given under my hand and official seal on the 21st day of May, 2015.

Kerri M. Wall
Notary Public

My commission expires: March 6th, 2018



20150528000175880 05/28/2015 12:31:24 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

20150528000175880 05/28/2015 12:31:24 PM DEEDS 3/3

Grantor's Name Cynthia Ann Kelley Frost aka
Cynthia A. Frost and James Chester
Kelley, III, the Co-Personal
Representatives of the Estate of
Linda P. Kelley, Shelby County, AL,
Probate Case #PR-2014-000620

Grantee's Name Rachel Moore

Mailing Address 209 Emerald Cv
Chelsea, AL 35043

Mailing Address 133 High Hampton Dr
Pelham, AL 35124

Property Address 209 Emerald Cv
Chelsea, AL 35043

Date of Sale May 22, 2015
Total Purchase Price \$240,000.00

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 - Cynthia Ann Kelley Frost aka Cynthia A. Frost and James Chester Kelley,
III, the Co-Personal Representatives of the Estate of Linda P. Kelley, Shelby County, AL, Probate Case
#PR-2014-000620, 209 Emerald Cv, Chelsea, AL 35043.

Grantee's name and mailing address - Rachel Moore, 133 High Hampton Dr, Pelham, AL 35124.

Property address - 209 Emerald Cv, Chelsea, AL 35043

Date of Sale - May 22, 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: May 22, 2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/28/2015 12:31:24 PM
\$27.00 CHERRY
20150528000175880

Sign *[Signature]*
Agent

[Signature]